

Date 03-16-09

Mr. Don Ashton
Deputy Executive Officer
Los Angeles County Board of Supervisors
Room 383, Kenneth Hahn
Hall of Administration
500 West Temple Street
Los Angeles, California 90012

Dear Mr. Ashton:

Subject: CACTUS INN INC.

Use: RESTAURANT THAT SELLS BEER & WINE

Address 47904 90th STREET WEST

LANCASTER CA 93536

ANTELOPE VALLEY WEST Zoned District

Related zoning matters:

Tract or Parcel Map No. 3220-18-004

Change of Zone Case No. _____

Other _____

This is a notice of appeal from the decision of the Regional Planning Commission on:
(Check One)

The Denial of this request

The Approval of this request

The following conditions of the approval:



Los Angeles County
Department of Regional Planning



Planning for the Challenges Ahead

Jon Sanabria
Acting Director of Planning

March 5, 2009

CERTIFIED MAIL - RETURN RECEIPT REQUESTED

Mr. James Morales
47904 90th St. West
Lancaster, CA 93536

**REGARDING: PROJECT NUMBER R2008-00138-(5)
Conditional Use Permit CUP 200800014-(5)
47904 90th St. West, Antelope Valley West Zoned District**

Dear Applicant:

The Regional Planning Commission, by its action of 3/4/2009, **DENIED** the above described application (**CUP for alcohol sales at a new restaurant**). The attached document contains the Regional Planning Commission's findings.

The applicant or and other interested person may appeal the Regional Planning Commission's decision to the Board of Supervisors through the office of Sachi A. Hamai, Executive Officer, Room 383, Kenneth Hahn Hall of Administration, 500 West Temple Street, Los Angeles, California 90012. Please contact the Executive Office for the amount of the appeal fee at (213) 974-1426. **The appeal period for this project will end at 5:00 p.m. on 3/18/2009.** Any appeal must be delivered in person to the Executive Office by this time. If no appeal is filed during the specified period, the Regional Planning Commission action is final.

For further information on appeal procedures or any other matter pertaining to these approvals, please contact Andrew Svitek at (213) 974-6383 or e-mail at ASvitek@planning.lacounty.gov of the Zoning Permits Section II. Our office hours are Monday through Thursday, 7:30 a.m. to 5:30 p.m. We are closed on Fridays.

Sincerely,

DEPARTMENT OF REGIONAL PLANNING
Jon Sanabria
Acting Director of Planning

Maria Masis, Supervising Regional Planner
Zoning Permits Section II
Enclosures: Findings

c: BOS; Zoning Enforcement, ABC, Testifiers, Sheriff, MINI INVESTMENTS LP
MM:as

**FINDINGS AND ORDER OF THE REGIONAL PLANNING COMMISSION COUNTY
OF LOS ANGELES**

**PROJECT NUMBER R2008-00138-(5)
CONDITIONAL USE PERMIT NO. 200800014-(5)**

REQUEST:

The applicant is requesting a Conditional Use Permit to authorize the sale of alcoholic beverages (beer and wine) for on-site consumption in conjunction with a proposed new restaurant to be located in an existing commercial building located in the C-3 (Unlimited Commercial) and A-1-1 (Light Agriculture, Minimum 1 Acre Lot Size) Zones.

REGIONAL PLANNING COMMISSION HEARING DATES: February 4, 2009, March 4, 2009.

PROCEEDINGS BEFORE THE REGIONAL PLANNING COMMISSION:

February 4, 2009

A duly noticed public hearing was held on February 4, 2009. Commissioners Bellamy, Helsley and Modugno were present. Commissioner Valadez was present during the first part of the hearing. Commissioner Rew was absent. The applicant, Mr. James Morales was sworn in and testified in favor of the project and answered questions posed by the Commission. Several individuals testified in favor of the application and a representative of the Antelope Acres Community Center testified in opposition to the application. Public hearing was continued to March 4, 2009 to allow the applicant time to meet with Antelope Acres Town Council and the community to address issues and concerns raised and to provide a clear project description.

March 4, 2009

A duly noticed public hearing was held on March 4, 2009. Commissioners Bellamy, Helsley, Modugno and Valadez were present. Commissioner Rew was absent. The applicant, Mr. James Morales, was sworn in and testified in favor of the project and answered questions posed by the Commission. A representative of the Antelope Acres Town Council and several members of the community testified for and against the application. The Commission subsequently closed the public hearing and after discussion voted 4-0 to deny the application.

FINDINGS:

1. The applicant is requesting a Conditional Use Permit to authorize the sale of alcoholic beverages (beer and wine) for on-site consumption in conjunction with a proposed new restaurant to be located in an existing commercial building located in the C-3 (Unlimited Commercial) and A-1-1 (Light Agriculture, Minimum 1 Acre Lot Size) Zones.

2. The subject property is located at 47904 90th Street West in the Antelope Valley West Zoned District.
3. The 2.3-acre subject property is flat and rectangular in shape. The property is currently developed with an existing one-story commercial building proposed for restaurant use, and 23 parking spaces. A single family residence is located at the rear of the property along with accessory structures.
4. The subject property is zoned C-3 (Unlimited Commercial) and A-1-1 (Light Agricultural, Minimum 1 Acre Lot Size). The commercial building and parking lot is located on the portion of the parcel zoned C-3.
5. Surrounding properties are zoned as follows:
North: C-3 (Unlimited Commercial)
South: R-3 (Limited Multiple Residence)
West: C-3 (Unlimited Commercial)
East: A-1-1 (Light Agricultural, Minimum 1 Acre Lot Size)
6. Land uses within 500 feet of the subject property consist of the following:
North: markets, utility company substation, single family residential and vacant
South: vacant and single family residential
West: single family residential and vacant
East: community center, vacant, single family residential
7. The land use radius map submitted by the applicant indicates that there are two locations that sell alcohol within a 600' radius of the subject property. The two locations sell a full line of alcoholic beverages for off-site consumption. There is no other establishment within a 600' foot radius for on-site consumption.
8. The applicant's site plan depicts the existing one-story commercial building measuring 1,630 square feet that the applicant proposes to use as a new restaurant and bar; the plan also shows 23 parking spaces provided in a parking lot measuring approximately 9,800 square feet. The rear portion of the lot contains an existing single-family residence measuring 1,400 square feet.
9. The applicant has proposed to serve alcohol with a Type 41 alcohol license which requires that beer and wine be served in conjunction with a bona fide restaurant.
10. The California Business and Professions Code Section 23958.4 Worksheet issued by the California Department of Alcoholic Beverage Control on August 25, 2008 states that an "undue concentration" of alcohol licenses exists in Census Tract 9009. The census tract allows for 2 "on sale" licenses and there currently

exist 3 "on sale" licenses. The census tract allows for 2 "off sale" licenses and there currently exist 2 "off sale" licenses.

11. Two existing off-sale licenses are located in Antelope Acres and are within 600 feet of the subject property. The Village Market is located at 47955 90th Street West and Antelope Acres Market at 48011 90th Street West.
12. The Antelope Acres Community Center is a sensitive use within 600 feet of the subject property along the eastern edge of the subject property. The Community Center property is used by children for 4-H activities and also provides facilities for athletic activities.
13. On December 23, 2008, public hearing notices were mailed out to property owners within 1000 feet of the subject property; the Department of Alcoholic Beverage Control was also notified of the hearing. Advertisements were submitted for publication to the Antelope Valley Press on the same dates. Case-related material, including the hearing notice, factual and burden of proof were sent on the same date to the Lancaster Public Library.
14. According to the applicant, the hearing notice was posted on the property on December 31, 2008, or 35 days prior to the first public hearing. The applicant removed the sign in the morning of February 2, 2009 and reposted the sign in the morning of February 3, 2009 and the sign was not posted on the property for approximately 24 hours. Because the public hearing was continued for an additional month and the hearing notice continued to be posted, the 24 hour lapse in posting of the property is unlikely to have resulted in prejudice to any parties.
15. The Commission conducted two public hearings on February 4, 2009 and March 4, 2009. The public hearing was continued to allow the Antelope Acres Town Council additional time to consider information from the applicant.
16. Seven persons in total testified in opposition to the application on the two hearing dates. One person testified in opposition on February 4, 2009 and six persons testified in opposition on March 4, 2009.
17. Six persons in total, including the applicant, testified in favor of the application on the two hearing dates. Six persons testified in support on February 4, 2009. Four persons testified in support on March 4, 2009, of which all four also testified on February 4, 2009.
18. The Commission received seven letters in support and sixteen letters in opposition to this application, including letters of opposition from the Antelope Acres Town Council and the Antelope Acres Community Center.

19. The Commission received a petition supporting the "opening the Cactus Inn Bar & Grill" with approximately 135 signatures and a petition with 23 signatures "in support of the Cactus Inn." Of the total signatures 85 names were highlighted to indicate that they were residents of Antelope Acres.
20. The Commission received a petition phrased "Petition to NOT grant the Cactus Inn Bar & Grill CUP 200800014-5 allowing operation or service of beer and wine without the attached conditions" with 9 signatures. The individual providing the petition stated that an additional 40 signatures were collected at a local Neighborhood Watch meeting which took place several days before the second public hearing, but that the petition had been lost or stolen.
21. The applicant presented information to the Antelope Acres Town Council on January 21, 2009 and February 18, 2009.
22. On February 18, 2009, the board of directors of the Antelope Acres Town voted 5-0 to oppose the application and to express its support for an appropriate "family-friendly" restaurant in the community. A letter was submitted by the Town Council stating that proposed use would "threaten our rural way of life and present numerous safety concerns", create an "undesirable atmosphere in the middle of our community" and stating that they were "unable to get what we feel are straightforward and informative answers to several key concerns."
23. Publications submitted to the Commission include customer reviews and event listings associated with the Cactus Inn that indicate that the applicant had operated a bar at the former location. The applicant has stated that he intends to operate the same type of establishment at the new location.
24. The applicant provided a proposed food menu "Cactus Inn's Afternoon & Evening Menu" with limited entree options that is more characteristic of bar-type establishment than a restaurant, and which indicates the applicant's intention to operate the establishment primarily as a bar.
25. The applicant provided a proposed drink menu entitled "Cactus Inn's Beer & Wine Well" that listed draft beer in 32-oz containers, which would indicate the applicant's intention to operate the establishment primarily as a bar.
26. The site plan submitted by the applicant indicates a 35-foot bar with 16 bar stools and 10 tables with a total seating capacity of 46 seats, with 35% of the seating capacity at the bar. Of the 10 tables, 6 are raised circular tables with a proposed 4 person seating capacity that would be more characteristic of a bar establishment.
27. The applicant stated to the Commission on February 4, 2009 and March 4, 2009 that he did not agree with conditions staff had drafted that were intended to

- create a restaurant rather than bar environment. Such conditions included prohibitions on a billiard table, gaming machines, and live entertainment.
28. There are concerns about the applicant abiding by conditions of the permit based on the existing zoning enforcement action on the subject property. The applicant was informed of three violations of the zoning code on the subject property two weeks prior to the second public hearing. In that time the applicant had not corrected the zoning violations, and a formal Notice of Violation was issued by zoning enforcement staff on March 4, 2009.
 29. The County of Los Angeles Sheriff's Department provided crime-related information in a letter dated December 16, 2008 regarding the former establishments located on the subject property. The Sheriff's Department recommended that in the event the application was approved that certain conditions of approval be adopted to help ensure that the applicant would operate the business as a bona fide restaurant.
 30. The proposed use may increase the incidence of crimes and vandalism in the surrounding community. A Sheriff's Deputy testified on February 4, 2009 and provided an interpretation of the 19 calls for service between 12/17/02 and 12/17/07 to the general location of the former Cactus Inn at 5022 Fort Tejon Road in Palmdale.
 31. Antelope Acres is served by the Lancaster Station of the County of Los Angeles Sheriff which is located approximately 12 miles to the East. The proposed use may require service calls and the extended response time affects the safety of patrons and the surrounding community.
 32. A restaurant without the sale of alcohol is a permitted use in the C-3 (Unlimited Commercial) Zone pursuant to Los Angeles County Code Section 22.28.180(A)(2).
 33. The applicant may establish a bona fide restaurant without the sale of alcohol in this community and demonstrate his ability to operate such a facility.
 34. The applicant is eligible to reapply for a conditional use permit to sell beer and wine after one year of final action on this case, pursuant to Los Angeles County Code Section 22.56.020.
 35. The Commission finds that the proposed use is inconsistent with the County of Los Angeles General Plan because the applicant has not established that he will be providing *locally* oriented commercial services. The Antelope Valley Areawide General Plan provides guidance for further development of Antelope Acres. The Plan states that "areas adjacent to the Ave E-8/90th Street West intersection are designated as 'Commercial' to recognize the existing uses and to provide for moderate expansion of the *locally* oriented commercial services" (Page IV-3).

The applicant has stated his intention to promote the business to an out of area clientele. The applicant provided a petition in support of his application with a list of names, of which at least 40% were non-local residents.

36. The Commission finds that the proposed use is inconsistent with the rural lifestyle of the community described by the County of Los Angeles General Plan. The Antelope Valley Areawide General Plan states that Antelope Acres is a rural residential community consisting of "a series of larger parcels which are either homesites or ranchsites" and it further states that "the Plan recognizes this lifestyle." (Page IV-3) The proposed use would be located along 90th Street West, which serves as the main thoroughfare through this community and has a concentration of residences, an elementary school, and a church. The residences and other uses along 90th Street West would be negatively impacted by noise associated with the proposed use.
37. The Commission finds that the proposed restaurant with the sale of beer and wine would not serve as a convenience and necessity within this community as there are two existing establishments within Antelope Acres.
38. The Commission finds that the applicant has not demonstrated that adequate support exists in the community for this application.
39. The Commission finds that it will not be possible to place appropriate restrictions on the operation of the proposed use to ensure that it will be compatible with surrounding land uses.

**BASED ON THE FOREGOING, THE REGIONAL PLANNING COMMISSION
CONCLUDES:**

Pursuant to Los Angeles County Code Section 22.56.040 the applicant has **NOT** met the burden of proof requirements for an application for a conditional use because he has not substantiated to the satisfaction of the Regional Planning Commission:

1. That it will not adversely affect the health, peace, comfort or welfare of persons residing or working in the surrounding area; and
2. That it will not be materially detrimental to the use, enjoyment or valuation of property of other persons located in the vicinity of the site; and
3. That it will not jeopardize, endanger or otherwise constitute a menace to the public health, safety or general welfare.

Pursuant to Los Angeles County Code Section 22.56.195 the applicant has **NOT** met the burden of proof requirements for alcoholic beverage sales because he has not substantiated to the satisfaction of the Regional Planning Commission that:

**PROJECT NUMBER R2008-00138-(5)
CONDITIONAL USE PERMIT 200800014-(5)**

**FINDINGS
Page 7 of 7**

1. The requested use at the proposed location will not adversely affect the use of a place used exclusively for religious worship, school, park, playground or any similar use within a 600-foot radius; and
2. The requested use at the proposed location is sufficiently buffered in relation to any residential area within the immediate vicinity so as not to adversely affect said area; and
3. The requested use at the proposed location will not result in an undue concentration of similar premises; a separation of not less than 500 feet shall not be construed as undue concentration; provided, however, that the planning agency may find that the public convenience or necessity for an additional facility selling alcoholic beverages for off-site consumption, outweighs the fact that it is located within a 500-foot radius of any other facility selling alcoholic beverages for either on-site or off-site consumption, in which case the shelf space devoted to alcoholic beverages shall be limited to not more than five percent of the total shelf space in the establishment; and
4. The requested use at the proposed location will not adversely affect the economic welfare of the nearby community

REGIONAL PLANNING COMMISSION ACTION:

In view of the findings of fact and conclusions presented above, Conditional Use Permit 200800014-(5) is **DENIED**.

c: Each Commissioner, Zoning Enforcement

VOTE: 4-0

Concurring: Bellamy, Valadez, Modugno, Helsley

Dissenting: None

Abstaining: None

Absent: Rew

Action Date: March 4, 2009

MM:AS
March 4, 2009



Los Angeles County
Department of Regional Planning

Planning for the Challenges Ahead



March 4, 2009

Jon Sanabria
Acting Director of Planning

TO: FILE

FROM: Andrew Svitek
Regional Planning Assistant II
Zoning Permits II Section

SUBJECT: **Additional Materials for Hearing**
Project Number: R2008-00138-(5)
Case: CUP 200800014-(5)
RPC Meeting: March 4, 2009
Agenda Item: 6

The enclosed materials were submitted to the Regional Planning Commission by the proponents/opponents of the application on the day of the public hearing.

2-6

9. Old Business

A. Update of the Cactus Inn restaurant Conditional Use Permit 200800014-5 to serve beer, wine and distilled spirits.

Articles on Cactus Inn at avhidesert

Cactus Inn requests a Conditional use Permit

See Below for Pics and video of cactus presentation

10. Standing Committee Reports

A. Community Standards and Land Use

B. Community and Public Relations **None**

C. Finance and Ways and Means **None**

D. Community Health, Safety, and Welfare. **None**

11. Special Committees

None

12. New Business

A. Election of Officers

13. Upcoming Events

14. Public Comment Period

Any member of the public may address the Council relating to any matter of concern to Antelope Acres residents. This need not be related to any items on the agenda. Presentations should be limited to three minutes. No formal action by the Council will be taken on these matters at this meeting. Speakers must present a completed speaker's card to the Council.

15. Adjournment: -- Meeting adjourned at _____.

Meeting went into overtime because of the spirited discussion on the Cactus Bar & Grill.



Board counting public opinion on a restaurant only (no booze)



The public raising their hands in a Yes vote



Another view of the yes vote

The NextLight presentation was broke into 4 parts because of its length

----- Original Message -----

From: Hawkins, Ronald A <ronald.a.hawkins@boeing.com>

To: Hickling, Norm

Cc: bvnelson1@verizon.net <bvnelson1@verizon.net>

Sent: Wed Apr 16 19:58:48 2008

Subject: Cactus Inn Ref Lic App 465880

3-6

Mr. Hickling,

The purpose of this e-mail is to voice my opposition to issuance of a ABC license, Conditional Use Permit, or any other vehicle allowing operation of a proposed establishment called the Cactus Inn to be located on 90th Street West in Antelope Acres.

Reasons for my opposition include:

- 1 The past bad reputation of the Cactus Inn in its former location in Palmdale, Ca. Involvin crime.
- 2 The proposed establishment's intention to serve alcohol and the location on the main traffic route for the Antelope Acres area.
- 3 Probable noise and other public nuisance issues resulting from live music and other aspect of the operation of the proposed "bar & grill".
- 4 Lack of adequate parking and probability that overflow parking will end up either on 90th Street West or the surrounding residential neighborhood streets thereby presenting unreasonable public risk and nuisance.
- 5 Probable negative impact on property values of adjacent private residences.

Respectfully,

Ron Hawkins

Vice President, Antelope Acres Town Council Thank you, Ron Hawkins Cell #661-810-8095 Messag sent from my BlackBerry Wireless Handheld.

4-6

svitek, Andrew

From: Gordon [gskinner@as.net]
Sent: Thursday, January 22, 2009 1:47 PM
To: Svitek, Andrew
Subject: Antelope Acres. Cactus Inn. Bar/Restaurant

Re: Project No. R2008-00138-(5)

Thank you for your consideration of our input on this matter. After listening carefully to the owner of the planned business at last night's town council meeting it became obvious to me that this business is not in the best interest of our community. The applicant is requesting to open a "restaurant" which serves wine and beer but the application and the CUP posting at the site mentions distilled spirits. I believe this needs to be clarified before proceeding.

A business which served the local community such as a restaurant would be welcomed but this business seems to be marketing and targeting and creating an atmosphere which would be open until very late, drawing biker and drinking clientele, and leaving his establishment late at night. The applicant clearly stated he would like to have a pool table, dart board, be open from 6pm to 2am, and do the types of things he did in his previous location which included live entertainment and was a biker hang out.

This is a bedroom community in which many of the residents leave very early in the morning to commute to work. Loud noises such as emitted from modified bikes after 10pm would be disturbing to the peace of this rural area. Also the location so close to the community center where children are served is of a great concern to myself and many others in our community I have spoken with.

I think it that the only way that this business would be of service to the community is

- * if the hours of operation were limited to 10pm
- * distilled liquor would be clearly prohibited.
- * live band would not be permitted outdoors
- * noise limits placed on vehicular traffic
- * this would be a family conducive atmosphere... not a pool table darts, jukebox and live band situation.

Thank you again for your wise consideration of our community. We do not want to draw such clientele to our quiet area.

Gordon Skinner
Resident of Antelope Acres

1-3

1a) An E-mail was send to the department of regional planning via Ronald Hawkins, claiming the Cactus Inn had a bad reputation at its former location in Palmdale Ca .involving crime. When asked to provide evidence to support his claim of criminal activity, Mr. Hawkins was "All WE HAVE TO GO ON ARE RUMORS" and that Mr. Morales didn't appear to be truthful in his responses in the interrogation of Mr. Morales's past business practices, when the council couldn't bully the response they wanted to hear they started a personal act with accusations that Mr. Morales was a member of a motorcycle gang, creating more unfounded concern among the community.

To Mr. Hawkins concerns of over flow parking on to 90th street west and surrounding properties, in addition to meeting county parking requirements there is more than adequate space for any over flow parking if needed.

1-3a

1b) Mr. Skinner expressed his deep seeded concern that the cactus inn was attempting to acquire a liquor license which would allow the sale of distilled spirit and was asking for clarification on this matter, but Mr. Skinner and the majority of the residents of Antelope Acres, that relied on the town council to provide true and accurate information on their web site (www.avhidesert.com) if that had been the case Mr. Skinner and many other could have had this question answered 2 month prior when a rep. from regional planning informed and apologized to the town council along with all in attendance at our monthly council meeting of a clerical error in the type of license Mr. Morales applied for, which was a vital piece of information that was the responsibility of the town council and it's web site to pass this information on to the community, By them not updating this vital information residents could not make an informed decision, a perfect example of what can happen when people get the correct information (see exp. 3, 3a, 3b,3c) the Konstantel family retracted their original E-mail opposing the Cactus Inn opening in the Acres, In there letter of support the Konstantel's make reference to a monopoly that has existed here for many years, some food for thought one the front page of the town council web site you will find the business card of the one in which we speak of. (hum)



Los Angeles County
Department of Regional Planning

Planning for the Challenges Ahead



February 26, 2009

Jon Sanabria
Acting Director of Planning

TO: Leslie G. Bellamy, Chair
Wayne Rew, Vice Chair
Esther Valadez, Commissioner
Harold V. Helsley, Commissioner
Pat Modugno, Commissioner

FROM: Andrew Svitek
Regional Planning Assistant II
Zoning Permits II Section

SUBJECT: **Additional Materials for Hearing**
Project Number: R2008-00138-(5)
Case: CUP 200800014-(5)
RPC Meeting: March 4, 2009
Agenda Item: 6

This project is an application for a permit to sell beer and wine at a proposed new restaurant (Cactus Inn) located at 4704 90th Street West in Antelope Acres.

The Commission heard this case on February 4, 2009. Commissioner Rew was absent and Commissioner Valadez heard the first portion of the presentation. Motion/second by Commissioners Modugno/Bellamy that the item be continued to Wednesday, March 4, 2009 to allow the applicant time to meet with Antelope Acres Town Council and the community to address issues and concerns raised and to provide a clear project description. The Town Council met on February 18, 2009 and voted to oppose the project. A letter from the Town Council is included as an attachment to this memorandum.

Staff would like to supplement the original information packet distributed on January 22, 2009 and the additional materials provided to the Commission on the date of the hearing on February 4, 2009 and the previous memorandum dated February 19, 2009.

1. Letter from Antelope Acres Town Council dated 2/25/09
2. Email from Town Council Vice President Ron Hawkins enclosing letter from Town Council, dated 2/25/09.
3. Email from Eric and Amy Konstantelos dated 2/26/09
4. Email from Angela Morales on behalf of Dale Gordon dated 2/23/09
5. Email from Angela Morales on behalf of Marge Ridgway dated 2/23/09

Should you have any additional questions prior to the public hearing staff can be reached at (213) 974-6435 or via email at ASvitek@planning.lacounty.gov.

Pg. 2 of 7

Cactus Inn, Inc.
47904 90th St. West
Antelope Acres, CA 93536
661-728-0005
February 9, 2009

Antelope Acres Community Center
8812 W. Ave. E - 8
Antelope Acres, CA 93536

Attn: Lauren Beuder (Secretary)

Ms. Beuder,

I am requesting **complete** minutes for May 2008 and January 2009 for both the Town Council and Community Center of Antelope Acres meetings. Due to time constraints, I will be more than glad to pick up said copies as soon as you are able to make copies. They are **needed** by February 17, 2009.

I apologize for the short notice.

Secondly, Cactus Inn requests time allotted for a representative to speak at the upcoming Town Council meeting, Wednesday, February 18, 2009.

If you have any questions regarding these requests you may contact Angela Morales at 661-992-9150. She will be able to answer your questions.

Thank you for your time.

Sincerely,

Ruth Leinart



Pg 2 of 7

Antelope Acres Community Calendar

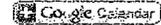
Today February 2009 ▾

Print Week Month Agenda

Sun	Mon	Tue	Wed	Thu	Fri	Sat
Feb 1	2	3	4	5	6	7
8	9	10	11	12	13	14
15	16	17	18	19	20	21
22	23	24	25	26	27	28

8:30pm Community Cer 6pm Town Council Mee

Events shown in time zone: Pacific Time



Pg. 3067

Antelope Acres Community Calendar

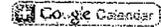
Today  March 2009

 Print Week Month Agenda 

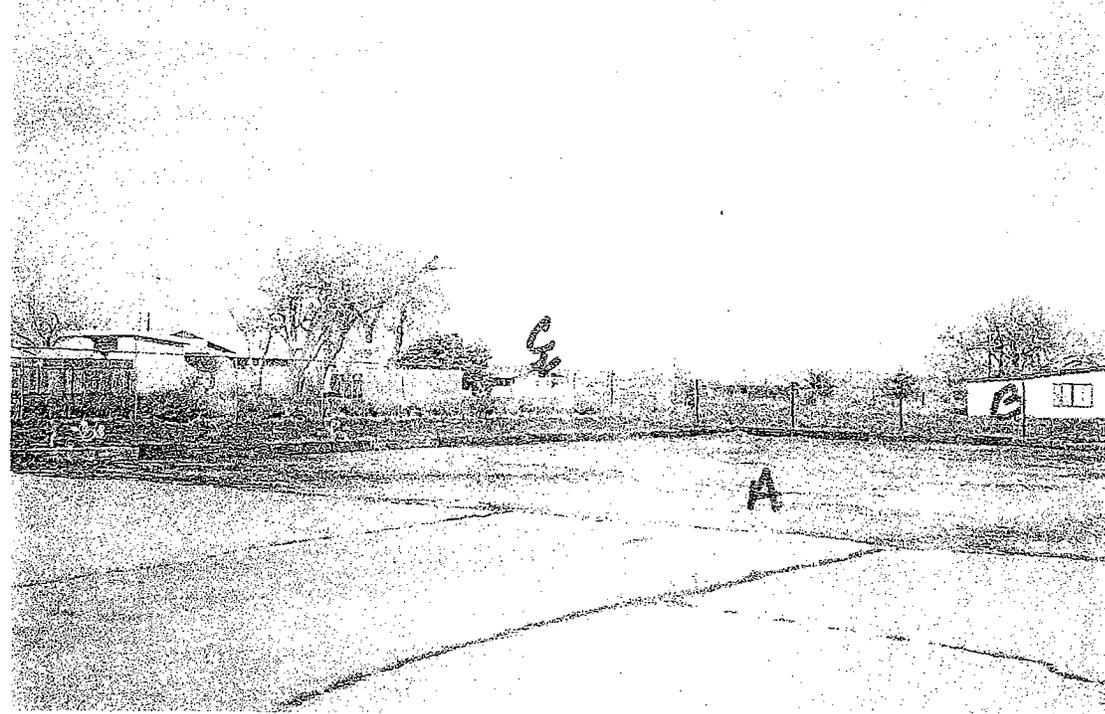
Sun	Mon	Tue	Wed	Thu	Fri	Sat
Mar 1	2	3	4	5	6	7
8	9	10	11	12	13	14
15	16	17	18	19	20	21
22	23	24	25	26	27	28
29	30	31	Apr 1	2	3	4

6:30pm Community Cer 6pm Town Council Mee

Events shown in time zone: Pacific Time

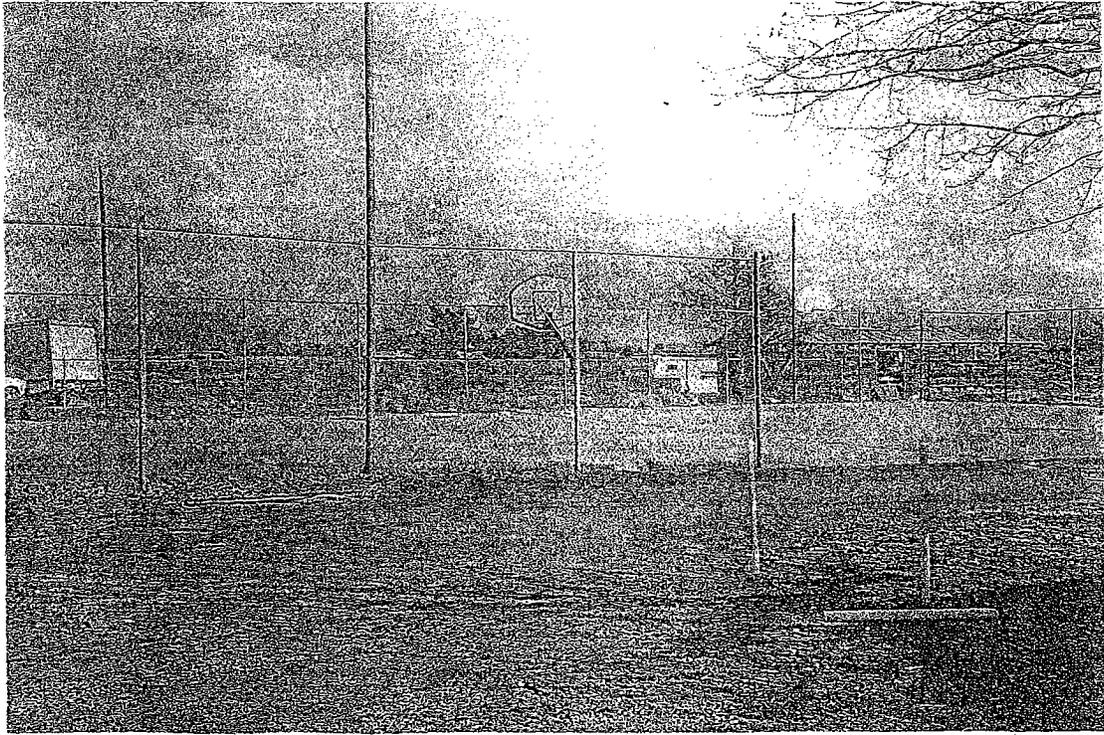


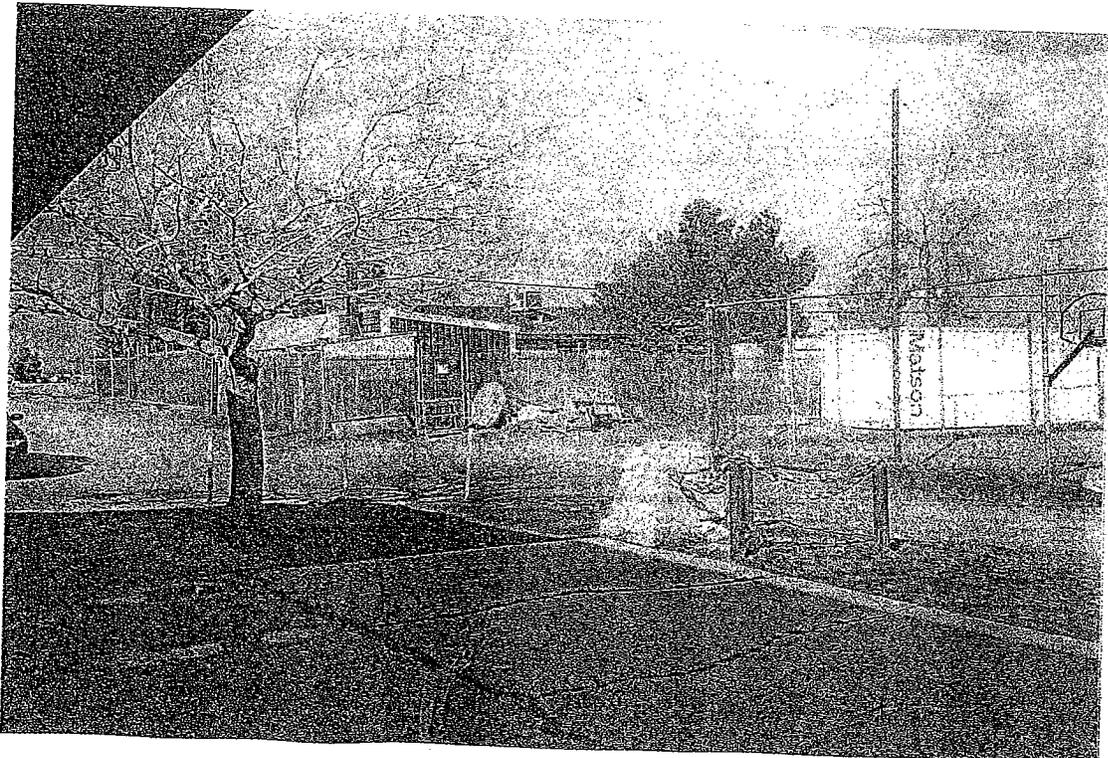
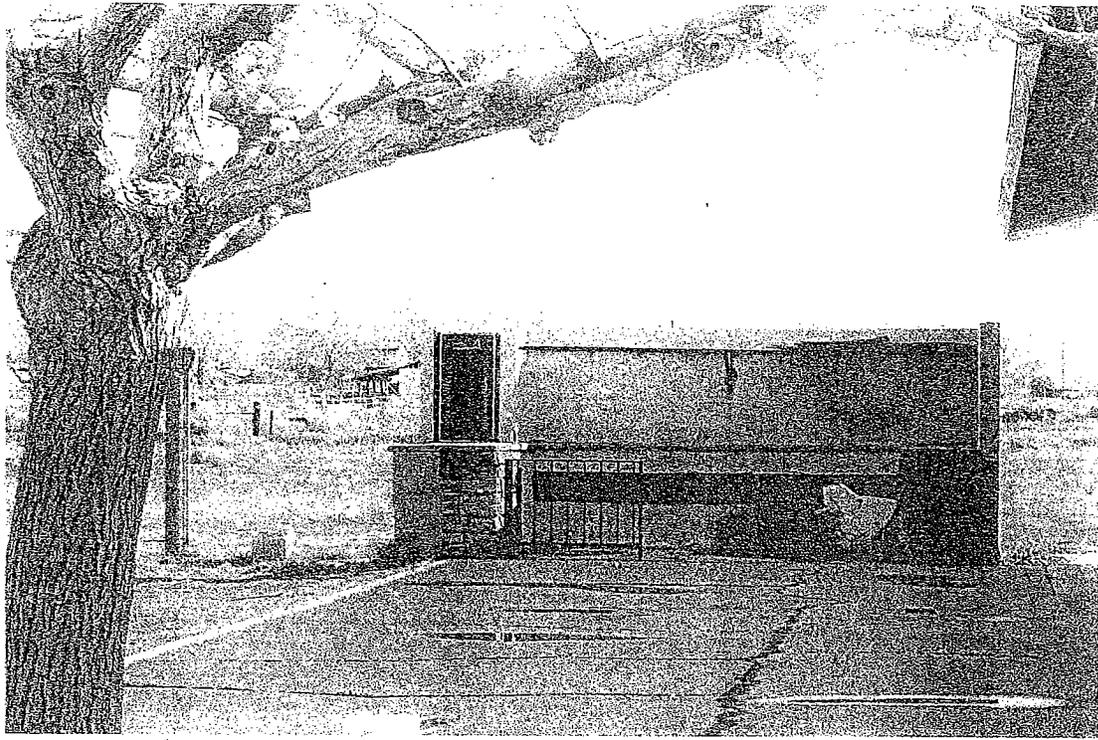
ExBT 4a

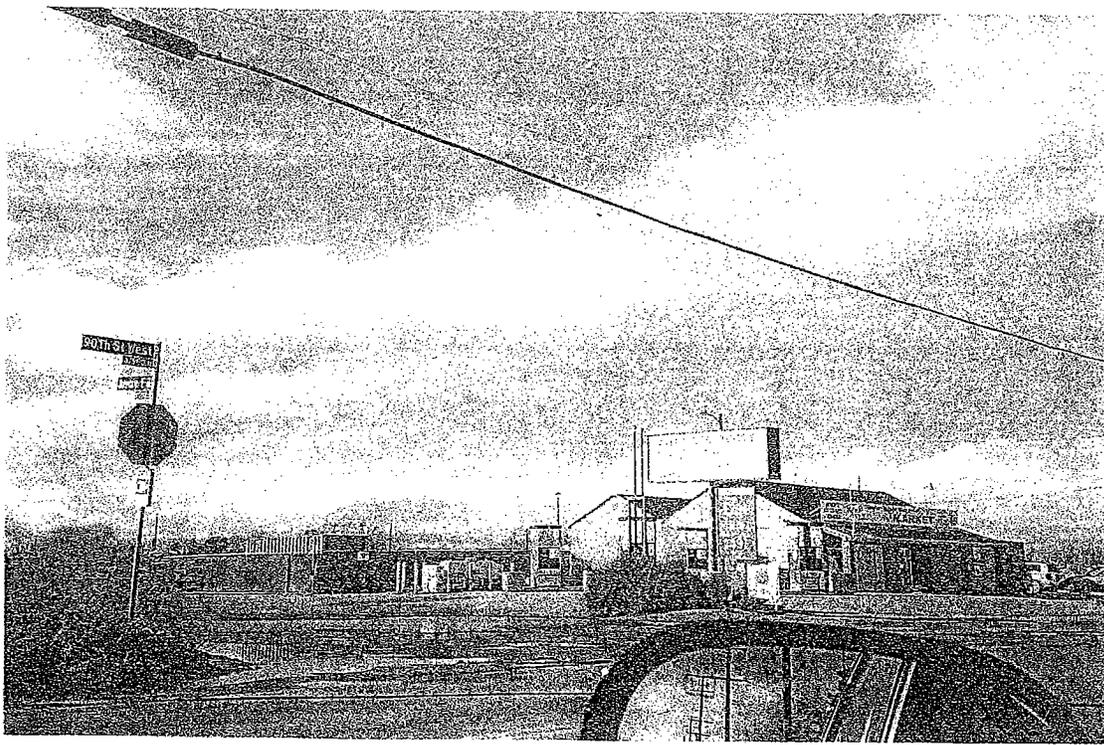


- A - over flow parking
- B - Property East of Location.
- C - Community Center

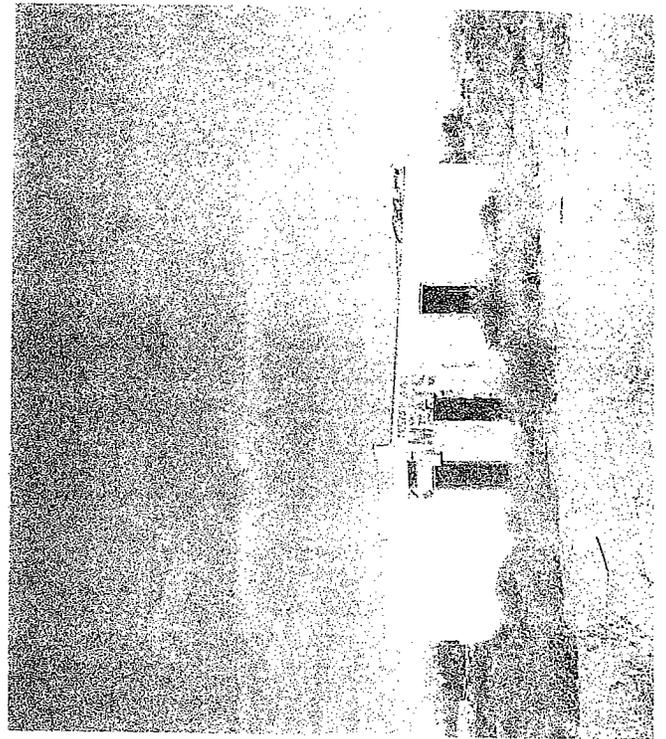
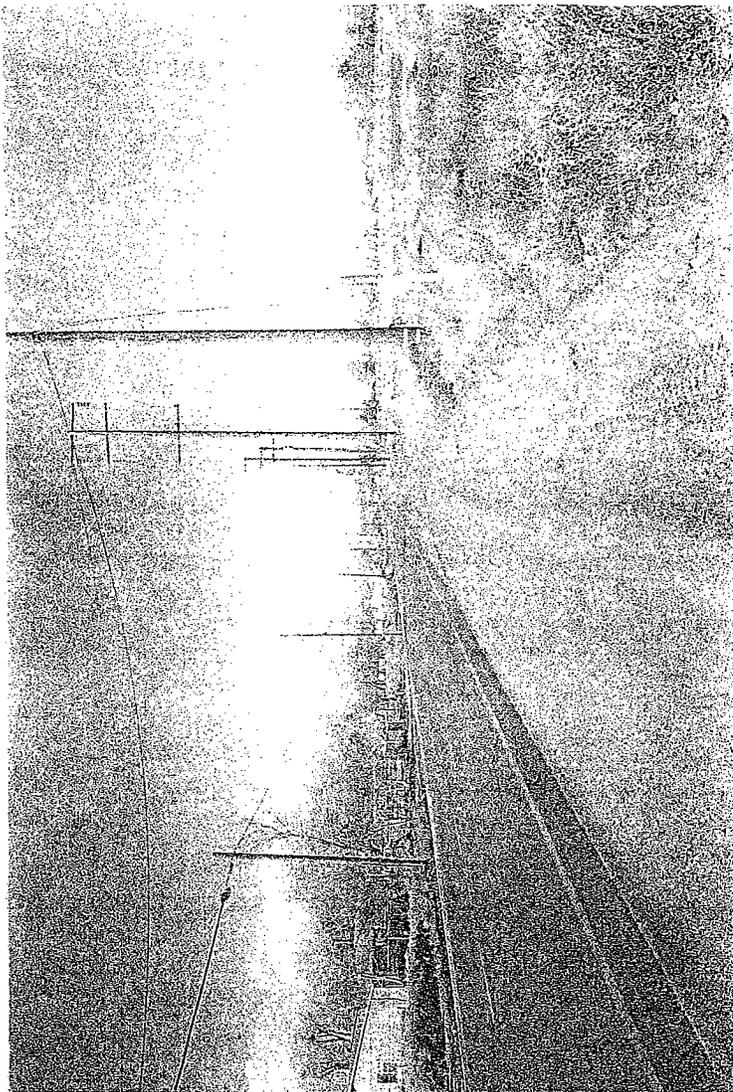
ExBT 4-B







Pg 7 of 1



DEPARTMENT OF REGIONAL PLANNING COMMISSION
REFERENCE SHEET
CACTUS INN
MARCH 4, 2009

1) E-MAIL RESPONSE

- 1a. ANTELOPE ACRES WEB SITE
- 1b. RONALD HAWKINS
- 1c. GORDON SKINNER

2) SUROUNDING PROPERTIES

- 2a. SURROUNDING ZONINGS

3) THE COMMUNITY CENTER

- 3a. COMMUNITY CENTER OUT OF RADIUS
- 3b. COMMUNITY CENTER ACTIVITIES & CHARTS
- 3c. COMMUNITY CENTER PICTURES
- 3d. LETTER TO COMMUNITY CENTER

4) ANTELOPE ACRES PHOTOS

- 4a. COMMUNITY CENTER REAR
- 4b. RECREATION CENTER OUTDOOR AREA
- 4c. FAMILY BARBACUE AREA
- 4d. TAKAO MARKET
- 4e. ANTELOPE ACRES MARKET
- 4f. DOWNTOWN VEIW LOOKING NORTH 90TH ST WEST
- 4g. VEIW LOOKING EAST ACROSS FROM ANTELOPE ACRES MARKET.

1046



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AV Hi Desert forum / Antelope Valley Cities & Gov. / Antelope Acres / Antelope Acres town council / town council meetings / Feb 18 2009, Antelope Acres town Council meeting

NEW REPLY NEW THREAD

Feb 18 2009, Antelope Acres town Council meeting

Threaded Mode | Linear Mode

Author Message

admiral1 member



Posts: 343
Joined: Sep 2008
Reputation: 0
Points: 650

Feb 18 2009, Antelope Acres town Council meeting

Post: #1

ANTELOPE ACRES TOWN COUNCIL Community Meeting Agenda

Date: Wednesday, February 18, 2009 6:00 PM

Location: Westside Community Church - 47707 90th Street West (Across from Wood Ave.)

1. Call Meeting to Order _____

Number in Attendance _____

Please turn off or silence cell phones and pagers. Please refrain from public displays or outbursts such as unsolicited applause, comments, cheering, foul language, or obscenities. Any disruptive activities that substantially interfere with the ability of the Council to carry out its meeting will not be permitted and offenders will be requested to leave the meeting.

2. Flag Salute

3. Roll Call of Officers

President Vickie Nelson: X

Vice President Ron Hawkins: X Secretary Ginger Stout: X

Member at Large Colleen Schiller: X

Treasurer Pearl Ament: X

4. Agenda: Approved _____

Approved with corrections _____

5. Minutes of last meeting: Approved _____

Approved with corrections _____

6. Community Leader Reports / Updates

A. Antelope Acres Chamber of Commerce **Not Present**

B. California Highway Patrol **Not present**

C. Los Angeles County Fire Department **Not present**

D. Los Angeles County Sheriff's Department **Fred Hill**

E. Los Angeles County Supervisor's Office **Norm Hickling**

F. Representatives of State and Local elected Officials **Not present**

7. Community Announcements

Bona fide representatives of community service organizations and clubs are invited to announce upcoming events open to the public. Presentations should be limited to no more than three minutes.

8. Presentations

A. NextLight Renewable Power, LLC to discuss solar farm on the former Larson Ranch property.

Comments on GIPR 06-Feb-2008

New Mexico State Land Office

Bolder Nevada article

Nextlight google link

See Below for video of Meeting



RUTH A. LEINART
Name

Has Attended and Completed the
Department of Alcoholic Beverage Control's
Licensee Education on Alcohol and Drugs
Alcohol Seller/Server Training Program

SEP 21 2009
Date of Training

Trainer

Certificate of Completion

This certificate is awarded to

RUTH A. LEINART

Congratulations!

You have completed
ServSafe® Employee Food Safety Training

Debra Smith Date *02/28/2009*
Manager
Antelope Valley College Lancaster Ca.
Organization Location

Pg 6 of 8

820161



Certificate of Completion



Has Attended and Completed the
Department of Alcoholic Beverage Control's
 Licensee Education on Alcohol and Drugs
 Alcohol Seller/Server Training Program

Name: Angela Morales

Trainer: _____

Date of Training: _____

This certificate is awarded to

Angela Morales

Congratulations!

You have completed
ServSafe® Employee Food Safety Training

Manager: Debra Smith Date: 02/28/2009

Organization: Antelope Valley College Location: San Juan Ca.



820864

Certificate of Completion

This certificate is awarded to

Abbi W. Gordon

Congratulations!

You have completed
ServSafe® Employee Food Safety Training

<u>Abbi Amthor</u>	<u>02/28/2009</u>
Manager	Date
<u>Antelope Valley College</u>	<u>San Jose, Ca</u>
Organization	Location

PM

Pg 1088

CACTUS INN'S GOOD MORNING MENU



EGGS

(Two Eggs, Hash Browns,
Biscuit Gravy or Toast)

Two Eggs Any Style.....	\$5.50
Ham & Eggs.....	\$7.00
Bacon & Eggs.....	\$7.00
Sausage & Eggs.....	\$7.00
Huevos Ranchero.....	\$7.00
Corned Beef Hash & Eggs.....	\$7.00
Pork Chop & Eggs.....	\$8.00
Chicken Fried Steak & Eggs.....	\$8.00



OMELETTES

(3 Eggs, Hash Brown Toast or Biscuit & Gravy)

Cheese Omelet.....	\$6.00
Ham & Cheese.....	\$7.00
Bacon or Sausage & Cheese.....	\$7.00
Mushroom & Cheese.....	\$7.00
Chile & Cheese.....	\$7.00
Denver.....	\$7.00
Spanish.....	\$7.00

ON THE SIDE

1 Egg.....	\$1.30
2 Eggs.....	\$1.95
Toast.....	\$1.75
Hash Browns.....	\$2.25
Ham, Bacon or Sausage.....	\$3.75
1 Biscuit & Gravy.....	\$2.00
Biscuit & Gravy.....	\$4.00

OFF THE GRIDDLE



Short Stack.....	\$3.25
Full Stack.....	\$4.00
Hotcake 222.....	\$5.25
(2 Hotcakes, 2 Eggs, 2 Bacon or Sausage)	
French Toast.....	\$4.25
French Toast 222.....	\$5.95
(2 Fr. Toast, 2 Eggs, 2 Bacon or Sausage)	
Breakfast Burrito.....	\$4.00
(Scrambled Eggs, Potatoes, and Cheese)	
Add Ham, Bacon or Sausage....	\$5.00
Breakfast Sandwich.....	\$3.50
(Fried Eggs and Cheese on Toast)	
Add Ham, Bacon or Sausage....	\$4.50

THE KIDS CORNER

One Hotcake or French Toast and
Choice of Two Bacon or Sausage or
One Egg & Hash Browns & Toast

\$3.25



BEVERAGES

Coffee or Hot Tea (Still Only).....	\$1.00
Milk.....	\$2.00
Chocolate Milk.....	\$3.00
Juice.....	\$2.75
Soda Pop.....	\$1.50
Ice Tea.....	\$2.00

9/20/18

CACTUS INN'S AFTERNOON & EVENING MENU



BURGERS

(Served with Mom's Macaroni, Potato Salad or Fries)

Cactus Burger.....	\$6.00
Bacon Burger.....	\$7.00
Mushroom Burger.....	\$7.00
(Made with Swiss Cheese)	
Chili Cheese Burger.....	\$7.00
(Pepper Jack Cheese & Onion)	
Tex Mex Burger.....	\$7.00
(Pepper Jack Cheese & Ortega Chili)	



SANDWICHES

BLT.....	\$6.50
Tuna.....	\$6.50
Turkey, Ham or Roast Beef...	\$6.50
Cactus Club.....	\$7.00
(BLT With Choice of Ham, Turkey or Roast Beef)	

MELTS

(Grilled on Rye or Sourdough)

Patty Melt (With Grilled Onion)....	\$6.00
Ham, Turkey Roast Beef.....	\$6.50
Tuna Melt.....	\$6.50

THE KIDS CORNER

(Meals For Children 12 And Under)

Hot Dog & Fries.....	\$4.00
Grilled Cheese & Fries.....	\$3.50
Hamburger & Fries.....	\$4.00
Crispy Chicken & Fries.....	\$4.00

SALADS



Garden Dinner Salad.....	\$3.50
Chef Salad	\$6.75
Tuna Salad.....	\$6.75
Crispy Chicken Salad.....	\$6.75
Turkey Salad.....	\$6.75



SOUPS & SIDES

(All Homemade)

Cup of Soup.....	\$2.75
Bowl of Soup.....	\$4.00
French Fries (Real Potatoes).....	\$3.00
Mom's Potato Salad.....	\$3.00
Mom's Macaroni Salad.....	\$3.00

SUPPER SPECIALS

(All Specials Subject To Change)

Monday - Roast Beef.....	\$8.00
Baked Potato or Mashed / Soup or Salad	
Tuesday -Taco Dinner.....	\$8.00
Served With Rice & Beans	
Wednesday - Pasta Night.....	\$8.00
Served With Garlic Bread / Soup or Salad	
Thursday - Pork Chops.....	\$8.00
Baked Potato or Mashed / Soup or Salad	
Friday - Steak Night (Rib Eye).....	\$11.00
Baked Potato or Mashed, Veggie / Soup or Salad	
Saturday - Chicken Dinner.....	\$8.00
Baked Potato or Mashed / Soup or Salad	

CACTUS INN'S



pg 3 of 8

BEER & WINE WELL



DRAFT BEER

16-OZ.....\$3.25

32-OZ.....\$5.75

PITCHER.....\$8.00

OTHER BEER

BOTTLE.....\$2.75

CAN.....\$2.75

IMPORT.....\$3.75

WINE BY THE GLASS.....\$3.00

(Burgundy, White Zinfandel & Chablis)

All Designated Drivers
Receive Free Coffee & Soft Drinks

PETITION

B 1066

This is a petition for people in favor of opening,
The Cactus Inn Bar & Grill, on 90th street West,
in Antelope Acres, California.

Anyone who would like to have The Cactus Inn
open for business, in Antelope Acres please sign
this petition, We need your help and support, to
get our doors open for your enjoyment.

Thank you for your help and support

name	address	phone#	signature
Ashleigh Ward	9151 W AVE F-Y Lancaster	661-917-7118	Ashleigh Ward
Jim Middleton	9151 West Ave F-Y	661-729-0300	Jim Middleton
Carol Middleton	9151 W Ave F Y		Carol Middleton
TONY SIGNOR	17248 SWEETMEAT	661-350-2697	Tony Signor
MIKE METZGER	18580 AIRS DR	661-822-0455	Mike Metzger
Ronald Coleman	8722 W Ave E		Ronald Coleman
Ronda Coleman	8722 W. Ave E		Ronda Coleman
Pam Ward	3232 W. Ave D-2		Pam Ward
Rich Helms	48441 82 st W.		Rich Helms
Laurie Helms	48441 82 st W.		Laurie Helms
Melvin Byers	P.O. Box 1209, LITTLE ROCK		Melvin Byers
William McLaughlin	8705 W E-8		William McLaughlin
Hesie Ward	8705 W E-8		Hesie Ward
Rosamund Nakashima	8705 W E-8		Rosamund Nakashima
Ben Ward	4706 E F-6		Ben Ward
Wm L McLaughlin	8642 W. Ave E-12		Wm L McLaughlin
Sharon Evans	8642 W. Ave E-12		Sharon Evans
Danny Criss	40979 17451 East	661-264-1379	Danny Criss
Jeff & Cindy Muehler	25456 NEET, SP 41		Jeff & Cindy Muehler
Chris & Annie Prater	2007 Dakot Rosamond		Chris & Annie Prater
CARY SEVERIN	2641 PASCAD WAY	(661) 674-5107	Cary Severin
KIKI RAMIREZ	44920 KAYSACK LANCASTER	661-729-7772	Kiki Ramirez
Jan Trebes	92331 on 43rd St		Jan Trebes
Cornelia Hornby	4484 Shad St Lancaster		Cornelia Hornby
T GARRITANO	0000 Kensington Way Palmdale		T Garritano
Tamara Matthews	3031 E. Ave S2	0273-7465	Tamara Matthews
KISHA LINDSEY	3031 E. Avenue S2	873-5372	Kisha Lindsey
John Greer	5281 W AVE 66	643-4127	John Greer
LARRY SPAN	43153 Baker Ave Lancaster		Larry Span
Robert Tombs	311 Bogie Palmdale		Robert Tombs

9656590

PETITION

pg 2 of 6

This is a petition for people in favor of opening,
The Cactus Inn Bar & Grill, on 90th street West,
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Thank you for your help and support

name	address	phone#	signature
John Schrader	47242 9 th St.	728-0510	[Signature]
Penny Schrader	" "	728-0510	[Signature]
Kyle Astor	2421 Sierra Hwy	221-0639	[Signature]
Thomas Astor	2421 Sierra Hwy	221-0938	[Signature]
BRIAN Meyers	47553 92 ST W	728-9711	[Signature]
Coke McConwell	51675 Sagebrush	992 1467	[Signature]
John RAY	47553 92 ST	965 4908	[Signature]
Ken Mc Cue	47553 92 ST W	728-0510	[Signature]
John Mc Cue	47553 92 ST W	728-0510	[Signature]
James [unclear]	47487 W 91st	947 5035	[Signature]
Michael [unclear]	[unclear]	[unclear]	[Signature]
John Schrader	47407 N. 91st W.	940-3038	[Signature]
MIKE HUETH	47407 N. 91st W	940-3038	[Signature]
James Bever	47422 W 92 ST	728-7604	[Signature]
Jonathan Hueth	25560 Fountain Glen Ct.	288 0396	[Signature]
Johanna Ochoa	25560 Fountain Glen Ct.	288 0396	[Signature]
Sharon Ochoa	25560 Fountain Glen Ct.	288 0396	[Signature]
Pedro Ochoa	25560 Fountain Glen Ct	288 0396	[Signature]
Amelia Wichman	10330 Commerce	51-8069	[Signature]
Jerahmi Wichman	10330 Commerce	568-0178	[Signature]
Brittani Carlin	10538 Hillhaven	510-069	[Signature]
GARY B. SCHENCK	506 W. J-4 Lane	951-7235	[Signature]
Kelly Ray	292 Ash	493-3219	[Signature]
AMANDA CHAD HINSON	43535 K-4, LANCASTER	946-3343	[Signature]
Chery Crawford	49020 70th St. W. Lancaster	940 9938	[Signature]
DANNY LPPLE	LANCASTER	728-0687	[Signature]
Janet Hammond	15125 30th EAST LANCASTER	209-8791	[Signature]
Jan Amador	7457 Citrine by Palomares	857-6764	[Signature]
Joey Ramirez	70th LANCASTER	361-8775	[Signature]

PETITION

Pg 3 of 6

This is a petition for people in favor of opening,
The Cactus Inn Bar & Grill, on 90th street West,
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open for business, in Antelope Acres please sign
this petition, We need your help and support, to
get our doors open for your enjoyment.

Thank you for your help and support

name	address	phone#	signature
1. Lori Ligan	43026 Burlwood Dr. Lancaster	661-722-5898	Lori Ligan
2. Angela Morales	9286 West Ave K	661-992-9150	Angela Morales
3. Kelly Ray	45858 Palm Vista Palmdale	(661) 947-6003	Kelly Ray
4. LARRY YOUNG	36 22 E Ave. Lanc. Ca.	916-7770	Larry Young
5. Billy Van Horn	45858 1052 Palmdale	William Van Horn	Billy Van Horn
6. [unclear]	9226 W. Ave E.	661-874-9229	[unclear]
7. [unclear]	9226 W. Ave E	661-874-9229	[unclear]
8. [unclear]	9226 W. Ave E.	661-874-9229	[unclear]
9. [unclear]	9226 W. Ave E.	661-874-9229	[unclear]
10. [unclear]	9254 W. Ave E	661-728-1337	[unclear]
11. [unclear]	9254 W. Ave E	661-728-1337	[unclear]
12. BEN ISMAN	43026 BURLWOOD DR. LANCASTER	661-802-2125	Ben Isman
13. Krista Isman	4399 Strathmore	Los Angeles CA 666-802-7487	Krista Isman
14. [unclear]	43026 Burlwood Dr. Lancaster, CA	661-802-8111	[unclear]
15. Mike Smith	5517 W. Ave L-11		Mike Smith
16. MIKE HUMPERO	PO BOX 9296	661-406-3849	Mike Humpero
17. Vernice Good	9217 W Ave F	661-798-0201	Vernice Good
18. Galen Guenther	9217 W Ave	661-992-3576	Galen Guenther
19. CARIS MONTIEL	9662 58TH W	661-350-5946	Caris Montiel
20. Miranda Thiel	9662 58th stw.	661-350-5946	Miranda Thiel
21. [unclear]	4011 W. Ave L-4	661-492-2325	[unclear]
22. [unclear]	"	"	[unclear]
23. [unclear]	"	"	[unclear]
24. Paulina Warner	1115 W. Nerberry St	661-478-3398	Paulina Warner
25. Cory Warner	"	661-478-3134	Cory Warner
26. Andy House	5011 E. Ave H-8	661-674-5580	Andy House
27. John House	"	661-492-1324	John House
28. Jerome Culbertson	5641 E. Ave H-8	661-874-5492	Jerome Culbertson
29. Nikk Kitchen	"	661-974-5183	Nikk Kitchen
30. Murlay VanBlarcum	3125 W. Ave K-12	661-943-0126	Murlay VanBlarcum
31. Robert VanBlarcum	"	661-209-1309	Robert VanBlarcum
32. Donnie Powell	45111 E. Ave I	661-674-94	Donnie Powell
33. [unclear]	"	"	[unclear]
34. Sevola House	5016 E. Ave H-8	661-456-6	Sevola House

PETITION

pg 4 of 6

This is a petition for people in favor of opening,
The Cactus Inn Bar & Grill, on 90th street West,
in Antelope Acres, California.

Anyone who would like to have The Cactus Inn
open for business, in Antelope Acres please sign
this petition, We need your help and support, to
get our doors open for your enjoyment.
Thank you for your help and support

name address phone# signature

1. ~~John Gomez~~
2. ~~Ramon Duke F#77~~
3. ~~Pat Norman Du'Re 9426869~~
4. ~~Super E Duwall Ave 1~~
5. ~~Jim Nash ANDOLE AV, LANC.~~
6. ~~Robert Johnson 7304 W. AVE J~~
7. ~~GLEN B WALTON 7304 W. AVE F~~
8. ~~NARRIS JAMESON 43850 20TH ST. E. 949-7869~~
9. ~~James Kocak Fellow 2330 E AVE J-8 #169 Lancaster 942-9192~~
10. ~~Ceri JEPI MERS 43850 20th E. 9497869~~
11. ~~Ann V Ward 436 E AVE R-9 6184839~~
12. ~~Shirley Meyers 41216 Medway Ave~~
13. ~~Ed H Meyer 41216 Medway~~
14. ~~Martha Conklin 5520 W M4 Lancaster~~
15. ~~Jerry Amaro 44520 15th ST. EAST #1 LANCASTER 723-1797~~
16. ~~Debra Amaro 44520 15th St East #1 Lancaster 723-1797~~
17. ~~Arleen Rodgers 1446 Indian Sage Rd Lancaster 940-8509~~
18. ~~JAMES E BALASH 543 W. AVE J10 LANCASTER, 948-5620~~
19. ~~Deborah S Sulser 16233 Queenside COVINA~~
20. ~~CHARLES LEMAR 16233 QUEENSDR. COVINA~~
21. ~~HARRY BROWN 43880 20th ST E. #41 LANCA CA~~
22. ~~Norm SchoenDorfer 47078 Kings Canyon Rd Lancaster, CA~~
23. ~~ANNABELLE GARNER 3354 W. AVE J-2 LANCASTER CA~~
24. ~~RICHARD BEESON 44509 LOWTREE LANCASTER CA 93534~~
25. ~~Beverly Morrison 2057 W. Ave K-13 Lancaster CA 93536~~
26. ~~Luan Van Trease 2057 W Ave K-13 Lanc CA 93536~~
27. ~~Jo Ann Hunt 437 W. AVE J-10 LANCA CA 93534~~
28. ~~Ruth M DIKOSA 45131 N 20th ST E LANCASTER CA 93535~~
29. ~~Waiter D Johnson 5520 W. M-4 Lancaster 93536, 722-0358~~

PETITION

Item # 6
R 1008-00138

This is a petition for people in favor of opening
The Cactus Inn Bar & Grill, on 90th street West,
in Antelope Acres, California.

pg 5 of 6
FEB 9, 2005

Anyone who would like to have The Cactus Inn
open for business, in Antelope Acres please sign
this petition, We need your help and support, to
get our doors open for your enjoyment.
Thank you for your help and support

4
40

3

name	address	phone#	signature
Joyce Collins	45341 28th E	661-946-9671	Joyce Collins
John Hamilton	437 W Ave. 110	(661) 948-1446	John Hamilton
ALMAJO (A) HAWK	518 W AVE 111	661 948 76290	Almajo Hawk
RUDOLPH HERRERA	555 W. AVE J-10	(661) 609-8515	Rudolph Herrera
Gordon Patward	729 E AVE K 4	661 729 6343	Gordon Patward
VANTHONY COCKERILL	18244 W. AVE E 4	661 726-1500	Vanthony Cockerill
Shawn Balzano	1446 Indians	661-9408509	Shawn Balzano
John Hamilton	437 W Ave. 110	(661) 948-1446	John Hamilton
Josie Ward	8705 W. E-8		Josie Ward
MICHELLE BETTES	PO BOX 125 TCH. ORBIT 3		Michelle Bettes
William L.	2212 Creech Hill St	256-1343	William L.
Robert Brown	17870 Alps Dr	(661) 822-0464	Robert Brown
Robert Brown	23000 Milky Way		Robert Brown
John Dennis	27861 Preakness Dr.		John Dennis
John Dennis	PO Box 834, Rosamond, CA 93560		John Dennis
Wainis Johnson	Tehachapi	822-1401	Wainis Johnson
Rachel Sanchez	Tehachapi	972-4724	Rachel Sanchez
Kim Guzel	21064 Santa Barbara Dr #1		Kim Guzel
Sen. Dabhi	21563 Westwood Blvd	727-705	Sen. Dabhi
R Thomas	1313 Cellini Ct	822 3340	R Thomas
Patricia Rice	18490 DADOS DR	822 7427	Patricia Rice
Margaret Reddy	21256 Madro	661-972-2307	Margaret Reddy
David Cook	6412 Lido Colinas		David Cook
Kevin's Diner	551 Tucker St #26	236 653	Kevin's Diner
Kelly James	21561 Oriole Springs Rd	929 725702	Kelly James
MICHAEL A SANDERS	22823 YACONDA WAY	922 8947	Michael A Sanders
Norma Quiroz	21031 Lonely Ln.	823-0641	Norma Quiroz
DAVID WILSON	34914 Red Road Murby	269-4065	David Wilson
Scott Kubler	516 S. Mill St	823-1179	Scott Kubler
S.L. Kubler	P.O. Box 2001	972 1305	S.L. Kubler
Donna Culp	29950 Pindale Dr	821-0568	Donna Culp
Bonnie Culp	1085 Valley Dr	822-0279	Bonnie Culp
Annellee Kubler	444 West Ct #33	972-0989	Annellee Kubler

PETITION

Pg 6 of 6

This is a petition for people in favor of opening,
The Cactus Inn Bar & Grill, on 90th street West,
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Anyone who would like to have The Cactus Inn
open for business, in Antelope Acres please sign
this petition, We need your help and support, to
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Thank you for your help and support

#	name	address	phone#	signature
1.	C. CHRISTIE	632 E. J-11 LANC	212-7181	[Signature]
2.	J. Dile	255 E. AVE. M.	-	[Signature]
3.	S. WIDT	43758 FIG AVE	-	[Signature]
4.	R. Burkhe	42930 Hwy St.	9	[Signature]
5.	D. Branch	1240 W. Lancaster rd	-	[Signature]
6.	M. Hutchins	41545 SANDALWOOD PL	94186877	[Signature]
7.	C. ESTICK	-	992-1835	[Signature]
8.	[Signature]	-	945-6193	[Signature]
9.	G. ENGLAND	PO BOX 983	256-6273	[Signature]
10.	[Signature]	900 West Ave S-14	661-947-5331	[Signature]

DON NAREY 2010 W. AVE K #821 661 1188 Don Narey

Vernon Bowler 4403 W. AVE F 661 942-4185 Vernon Bowler
LANCASTER, CA

Natalie Childers 4403 West Ave F 661 675-6817 Natalie Childers

Mike Anderson 3803 WEST AVE F 661 816 7857 Mike Anderson

LISA Booth 3803 West Ave F 661-816-7857 Lisa Booth

van Lave 6123 J-10 661 8103181 van Lave

Hawkins Lake Hughes 661 224 0618 Jim Hawkins

PETITION

Pg 1 of 2

In Support of the

Cactus Inn

As residents of Antelope Acres, we offer our complete and full support to the Cactus Inn. It is our hope and belief that this unique establishment will be a beneficial addition to the limited and monopolistic options imposed on all Antelope Acres residents living so far out of town.

The Cactus Inn will offer Antelope Acres residents and all other's who travel our remote highways a wonderful place to stop for a meal; whether it be for Breakfast, Lunch or Dinner.

As it stands now, the options for dining out in Antelope Acres do not exist.

A smear campaign directed at the owners of the Cactus Inn claiming that their establishment will be a 'biker bar' and 'gang' hangout are completely unfounded and without merit. These 'myths' have been used as a tool of misinformation to the community in order to prevent the Cactus Inn from opening; thereby denying the 'Ma & Pa' owners the right to operate a legitimate and well needed local business.

As Americans and Antelope Acres residents, we ask that you show your support for this local business and sign this letter of support for the *Cactus Inn*.

Thanks

Antelope Acres Residents In Support of The Cactus Inn Petition

Pg 2 of 2
RGI

Checklist

Name	Address
E Kayantelos	8708 West Ave E-8, Antelope Acres
Amig Constantelos	8708 West Ave E-8 Antelope Acres
Bob Fullert	48043 91 ST West Antelope Acres
Walt W. Boyer	47901 90th St W Antelope Acres
Justin Reinart	7505 W AVE G ANTELOPE ACRES
Charlien Bispo	48308 90th ST WEST - ANTELOPE ACRES
Cecil Bispo	48308 90th ST WEST - ANTELOPE ACRES
Duan [unclear]	48129 91 St West Antelope Acres CA.
Michelle Jacobs	48129 91 St West Antelope Acres CA.
Ken [unclear] Steen	4113 West E 8 Lancaster CA Antelope Acres
Herman Clemans	9113 West E 8 Antelope Acres
Margu Linat	7505 West Ave G Antelope Acres 93536
Jackie James	48155 93rd St. W. Lancaster Antelope Acres
Jesse James	48155 93rd St. W. LANCASTER (Antelope Acres)
Stacey Aquina	48051 90th St W Antelope Acres
Paul Aquina	48051 90th St W Antelope Acres
Deanna Campbell	8161 West E-8 Antelope Acres
David Campbell	" " " "
Jim SPEASE	8618 W E 12 Antelope Acres
Sharon Evans	8642 W E-12 Antelope Acres
KARRI TRIGON	8710 W. AVE. E-4 Antelope Acres
Kathy Livingston	47912 90th St W, Antelope Acres
Will [unclear]	4812 90th St W, Antelope Acres

23

verizon

YAHOO!
MAIL Classic

Pg 1 of 5

'08 Cactus Inn Letter/Request for Retraction

Friday, February 27, 2009 9:26 PM

"Eric & Amy Konstantelos" <aaek@verizon.net>

"norm hickling" <nhickling@lacbos.org>

"antonovich <FifthDistrict@lacbos.org> andrew svitek" <asvitek@planning.lacounty.gov>, Rfortner@counsel.lacounty.gov

Mr. Hickling,

It has just come to our attention that you DID NOT retract, as REQUESTED, the letter we wrote in opposition to the Cactus Inn last year and sent to your office via e-mail.

You were SPECIFICALLY TOLD not to put that letter in the public record and we SPECIFICALLY TOLD you that we no longer stood by the statements made in the letter.

We were called and asked to write that letter by several local community leaders and were intentionally given inaccurate information prior to our writing you.

The fact that our letter (which we retracted) is 1 of only 4 letters that was given to the owners of the Cactus Inn as proof of local opposition to their business raises some very serious issues; especially concerning your character, integrity, honesty and actions as a public official and mouthpiece for our Fifth District Supervisor Antonovich.

We want that letter RETRACTED (as it should have been) and REMOVED from the official public record: IMMEDIATELY! NO EXCUSES!

Once again, your office has seriously compromised our integrity and safety in our community.

Amy & Eric Konstantelos



Pg 2 of 5

Cactus Inn Support

Thursday, February 26, 2009 10:31 AM

"Eric & Amy Konstantelos" <aaek@verizon.net>
asvitek@planning.lacounty.gov

Dear Mr. Svitek,

I am writing you this note in support of the Cactus Inn. My family has lived in Antelope Acres for 6 years. My wife is an attorney and works for L.A. County. We have 4 small children.

In all the years we have lived here, we have always hoped that a restaurant would open locally and give us the option of NOT having to drive far into town in order to eat out. The Cactus Inn fits the bill and in our opinion, would be a welcome member of our small business community and would 'break' a monopoly run by the owners of the Antelope Acres Market, Foxy's Landing, Foxy's Steakhouse and the Wee-Vill Market.

We know and have heard many of the rumors and misinformation being spread about the type of clientele the Cactus Inn would attract and we believe them to be hyperbole and likely to be untrue.

Although we have our share of miscreants, losers, parolees, probationers, motorcycle enthusiasts, etc. we also are a community of artists, professionals and law abiding citizens. The 'drunks' who live out here are drunks regardless if there is going to be a place that serves alcohol or not. They buy the majority of their alcohol from the A.A. Market and drive the roads, defiant of the laws and putting peoples lives in danger anyway.

The Cactus Inn would be a 'community' business and it is the 'community', with people like us, that would be supporting the business. The owners, which I have talked with personally, are fully aware of the standards in which they are expected to operate and we believe they would be vigilant in their determination to keep out any trouble and run a legitimate business with a high standard of operation.

It is our hope that they succeed in obtaining their license to operate and look forward to the day we can finally enjoy a local establishment without having to drive dozens of miles.

Sincerely,

Eric & Amy Konstantelos



YAHOO!
MAIL CLASSIC

Pg 3 of 5

RE: retraction of letter opposing Cactus Inn

Tuesday, March 3, 2009 9:12 AM

"Eric & Amy Konstantelos" <aaek@verizon.net>

"Svitek, Andrew" <ASvitek@planning.lacounty.gov>

Mr. Svitek,

Thank you for contacting me. As you can probably tell, I feel it is very unfortunate that this situation regarding our 'seemingly' dual stance over the Cactus Inn is like a bad John Kerry flip flop re-run or a Clinton "I smoked pot, but I didn't inhale" excuse.

Please make sure that the record does reflect that we had retracted our original letter at the time of its original writing. That letter was in Norm Hickling's possession and he knew NOT to submit it and NEVER told us he had submitted it. There are other issues going on with the Supervisors office and we believe the submission of our original letter had other purposes besides simple opposition to the Cactus Inn. That is another story in itself and is still playing out.

If you could be so kind as to let the owners of the Cactus Inn know about this situation so as to correct any misgivings they may be feeling about our dual positions. We want to be patrons once they are open but feel very uncomfortable about this situation and just want to make sure things are clear with them.

Thanks again,
Eric Konstantelos

--- On Mon, 3/2/09, Svitek, Andrew <ASvitek@planning.lacounty.gov> wrote:

- > From: Svitek, Andrew <ASvitek@planning.lacounty.gov>
- > Subject: RE: retraction of letter opposing Cactus Inn
- > To: aaek@verizon.net
- > Date: Monday, March 2, 2009, 7:25 PM
- > Thank you for contacting me to clarify this and thank you
- > for your input
- > on this case.
- >
- > I did submit your new email to the Planning Commission last
- > Thursday.
- >
- > On Wednesday morning I'll prepare a memorandum to
- > Commission clarifying
- > that you support the Cactus Inn.
- >
- > The written record of what the Commission has considered is
- > here -
- > http://planning.lacounty.gov/case/view/project_no_r2008-00138-5_conditi
- > [onal_use_permit_200800014-5/](http://planning.lacounty.gov/case/view/project_no_r2008-00138-5_conditi).
- >
- > I can't say that your previous letter is not part
- > "of the record", which
- > it is -- it will however be disregarded by the Planning
- > Commission since
- > your position has changed. Once the information is
- > provided to the
- > Commission for its consideration, we can't delete the

- > information from
- > the record and say that it wasn't provided on the date
- > that it was.
- >
- > Unfortunately I was not aware that your position had
- > changed until your
- > email to me and the original packet was released to the
- > Planning
- > Commission in mid-January. I had your original email in
- > our file and so
- > no additional correspondence that would indicate that the
- > email was no
- > longer valid.
- >
- > In my original staff report I stated that we had received 5
- > emails in
- > opposition (one of which was yours) and 1 phone call.
- > Since that time
- > we have received a letter of opposition from the Town
- > Council, the
- > Community Center, testimony at the Planning Commission, and
- > about
- > another 8 emails in opposition and about 5 in support with
- > a petition of
- > approximately 160 signatures in support. The Planning
- > Commission will
- > consider the full range of information that has been
- > already been
- > submitted, and they will see that you changed your position
- > on this
- > application after having more information.
- >
- >

> -----Original Message-----

> From: Eric & Amy Konstantelos [mailto:aaek@verizon.net]

>

> Sent: Monday, March 02, 2009 5:00 PM

> To: Svitek, Andrew

> Subject: retraction of letter opposing Cactus Inn

>

>

> Dear Mr. Svitek,

>

> A letter I wrote to Norm Hickling April 17th, 2008 at

> Supervisor

> Antonovich's office in opposition to the Cactus Inn was

> retracted just

> after I had sent it but apparently the letter was used

> anyway and

> against our wishes.

>

> My wife spoke with Mr. Hickling and also left him a message

> to

> immediately remove the letter and not submit it. We assumed

> that the

> letter was removed because we no longer stood by the

> statements and no

> longer opposed the Cactus Inn. Mr. Hickling made no mention

> that he

> would submit the letter against our wishes and we assumed

> that it was

Pg 5 of 5

- > deleted.
- >
- > It has come to our attention just a few days ago that our
- > letter is just
- > 1 of 4 that was submitted to the owners of the Cactus Inn
- > in opposition
- > to their business.
- >
- > At the time of my writing that letter, I was misled and
- > told factually
- > incorrect information about the Cactus Inn and its owners,
- > in order to
- > gain my support for the opposition to the Cactus Inn by
- > local community
- > leaders.
- >
- > As you know by our recent e-mail to you, we support the
- > Cactus Inn and
- > hope that they succeed in opening their business. That is
- > where we stand
- > on the issue, without any doubts.
- >
- > We support the Cactus Inn.
- >
- > I expect that our letter of opposition written on April
- > 17th, 2008 will
- > be permanently removed from the public record and I expect
- > that to be
- > the case without hesitation.
- >
- > If you have any questions regarding this matter, please
- > feel free to
- > contact us.
- >
- > Sincerely,
- > Eric & Amy Konstantelos



Los Angeles County
Department of Regional Planning

Planning for the Challenges Ahead



March 4, 2009

Jon Sanabria
Acting Director of Planning

TO: Leslie G. Bellamy, Chair
Wayne Rew, Vice Chair
Esther Valadez, Commissioner
Harold V. Helsley, Commissioner
Pat Modugno, Commissioner

FROM: Andrew Svitek
Regional Planning Assistant II
Zoning Permits II Section

SUBJECT: **Additional Materials for Hearing**
Project Number: R2008-00138-(5)
Case: CUP 200800014-(5)
RPC Meeting: March 4, 2009
Agenda Item: 6

This project is an application for a permit to sell beer and wine at a proposed new restaurant (Cactus Inn) located at 4704 90th Street West in Antelope Acres.

The Commission heard this case on February 4, 2009. Commissioner Rew was absent and Commissioner Valadez heard the first portion of the presentation. Motion/second by Commissioners Modugno/Bellamy that the item be continued to Wednesday, March 4, 2009 to allow the applicant time to meet with Antelope Acres Town Council and the community to address issues and concerns raised and to provide a clear project description.

Staff would like to supplement the original information packet distributed on January 22, 2009 and the additional materials provided to the Commission on the date of the hearing on February 4, 2009, and the previous memoranda dated February 19, 2009, February 26, 2009.

1. Email from Amy & Eric Konstantelos dated 2/27/09 stating that the email dated 2/26/09 supercedes the email dated 4/17/08 and the earlier email should be removed from consideration.
2. Email from Angela Morales on behalf of Bev Goode dated 2/27/09
3. Email from Angela Morales on behalf of Ruth Ann Leinart dated 2/28/09
4. Email from Charlien Bispo dated 3/3/09

Should you have any additional questions prior to the public hearing staff can be reached at (213) 974-6435 or via email at ASvitek@planning.lacounty.gov.

Svitek, Andrew

From: Eric & Amy Konstantelos [aaek@verizon.net]
Sent: Friday, February 27, 2009 9:27 PM
To: norm hickling
Cc: Svitek, Andrew; Rfortner@counsel.lacounty.gov
Subject: '08 Cactus Inn Letter/Request for Retraction

Mr. Hickling,

It has just come to our attention that you DID NOT retract, as REQUESTED, the letter we wrote in opposition to the Cactus Inn last year and sent to your office via e-mail.

You were SPECIFICALLY TOLD not to put that letter in the public record and we SPECIFICALLY TOLD you that we no longer stood by the statements made in the letter.

We were called and asked to write that letter by several local community leaders and were intentionally given inaccurate information prior to our writing you.

The fact that our letter (which we retracted) is 1 of only 4 letters that was given to the owners of the Cactus Inn as proof of local opposition to their business raises some very serious issues; especially concerning your character, integrity, honesty and actions as a public official and mouthpiece for our Fifth District Supervisor Antonovich.

We want that letter RETRACTED (as it should have been) and REMOVED from the official public record: IMMEDIATELY! NO EXCUSES!

Once again, your office has seriously compromised our integrity and safety in our community.

Amy & Eric Konstantelos

Svitek, Andrew

From: Angela Morales [angmor6113@hotmail.com]
Sent: Friday, February 27, 2009 7:03 AM
To: Svitek, Andrew
Subject: open the cactus inn

I can't believe this hasn't been settled yet, why the hold up!
thank you, Bev Goode



EMAILING FOR THE GREATER GOOD

[Join me](#)

Svitek, Andrew

From: Angela Morales [angmor6113@hotmail.com]
Sent: Saturday, February 28, 2009 8:22 PM
To: Svitek, Andrew

IM IN FULL SUPPORT OF THE CACTUS INN OPENING IN ANTELOPE ACRES, THANK YOU FOR ALL YOUR EFFORTS ANDREW. IM AM CONFIDENT THAT YOU AND YOUR OFFICE WILL DO WHATS LEGAL AND RIGHT.

RUTH ANN LEINART

 **EMAILING FOR THE GREATER GOOD**
[Join me](#)

Svitek, Andrew

From: Charlien Bispo [ruthie2000@lycos.com]
Sent: Tuesday, March 03, 2009 3:26 PM
To: Svitek, Andrew
Subject: Support for opening of "The Cactus Inn"

Attention: Andrew Svitek I am writing you to add my support for opening The Cactus Inn in Antelope Acres. I have been a resident of Antelope Acres for the last fifteen years and I remember that when I moved here there was a restaurant that we enjoyed. There have been other restaurants in that same location since and I missed each and every one of them when they closed. I am excited to have a new restaurant in our neighborhood within walking distance of our house. We happened to be out on our morning walk when we met Jim Morales at his new restaurant and he graciously gave us a tour. I was not only impressed at how clean it was, but also with Jim's history of sixteen years in the restaurant business. I also loved the appropriate western decor. I do hope that you allow him to keep the pool table as well as a jukebox in there since the other restaurants also had them and I do occasionally enjoy a game of pool, plus I think that it adds to the western decor. We don't have a lot of places to go or entertainment in our small rural community since we are rather remote from town. My husband and I are in our seventies and we think this restaurant will be an asset to our community. Since this restaurant will also serve breakfast and lunch, it will also give us a place to gather for a cup of coffee or lunch and meet and greet our neighbors. We talked at length with Jim Morales, which I wish that his defamers had done, regarding the "Vago gang" rumors and we believe they are, as most rumors are, unfounded. I also had heard, "through the grapevine" of course, that the Cactus Inn was going to be a bar. Most restaurants serve beer and wine, that does not make them a bar. Continuing the tradition of the other restaurants in this location, and especially since it is so hot in the summer here, I hope that you allow him to serve beer and wine since a cold glass of beer or wine goes so well with lunch or dinner. Thank you for your attention to! this matter. Cecil and Charlien Bispo (ruthie2000@lycos.com)



Los Angeles County
Department of Regional Planning



Planning for the Challenges Ahead

February 26, 2009

Jon Sanabria
Acting Director of Planning

TO: Leslie G. Bellamy, Chair
Wayne Rew, Vice Chair
Esther Valadez, Commissioner
Harold V. Helsley, Commissioner
Pat Modugno, Commissioner

FROM: Andrew Svitek
Regional Planning Assistant II
Zoning Permits II Section

SUBJECT: Additional Materials for Hearing
Project Number: R2008-00138-(5)
Case: CUP 200800014-(5)
RPC Meeting: March 4, 2009
Agenda Item: 6

This project is an application for a permit to sell beer and wine at a proposed new restaurant (Cactus Inn) located at 4704 90th Street West in Antelope Acres.

The Commission heard this case on February 4, 2009. Commissioner Rew was absent and Commissioner Valadez heard the first portion of the presentation. Motion/second by Commissioners Modugno/Bellamy that the item be continued to Wednesday, March 4, 2009 to allow the applicant time to meet with Antelope Acres Town Council and the community to address issues and concerns raised and to provide a clear project description. The Town Council met on February 18, 2009 and voted to oppose the project. A letter from the Town Council is included as an attachment to this memorandum.

Staff would like to supplement the original information packet distributed on January 22, 2009 and the additional materials provided to the Commission on the date of the hearing on February 4, 2009 and the previous memorandum dated February 19, 2009.

1. Letter from Antelope Acres Town Council dated 2/25/09
2. Email from Town Council Vice President Ron Hawkins enclosing letter from Town Council, dated 2/25/09.
3. Email from Eric and Amy Konstantelos dated 2/26/09
4. Email from Angela Morales on behalf of Dale Gordon dated 2/23/09
5. Email from Angela Morales on behalf of Marge Ridgway dated 2/23/09

Should you have any additional questions prior to the public hearing staff can be reached at (213) 974-6435 or via email at ASvitek@planning.lacounty.gov.



Antelope Acres Town Council

February 25, 2009

Subject: Cactus Inn Conditional Use Permit 200800014-5

Dear Commissioners,

The purpose of this letter is to inform you that the Antelope Acres Town Council is much opposed to the proposed permit to serve beer and wine. During our regular monthly community meeting held Wednesday, February 18, 2009 at the Westside Community Church 47707 90th Street West, the Antelope Acres Town Council voted 5-0 to oppose the above referenced CUP. Our position is set forth herein.

Unlike previous meetings, the applicant Mr. James Morales was able to provide a menu, floor plan, plot plan, and some related information concerning the proposed operation. In addition to input from Mr. Morales, the Council heard from members of the community, representatives of community service groups, and representatives of local public services. In all, attendance was counted at seventy three including the Council's five members. When polled toward the end of the meeting, community members present voiced opposition to the proposed permit by a 26 – 10 show of hands (with the majority of those voting in favor being either directly tied to or having a financial interest in the Cactus Inn).

While opposed to the issuance of this permit to serve beer and wine, the community is in favor of a family-friendly restaurant that serves breakfast, lunch, and dinner operating during reasonable hours. In fact, of the 26 residents voicing opposition to the proposed permit, 24 were in fact indicating their approval of a restaurant, but without the serving of alcoholic beverages. However, the Council feels that Mr. Morales intentions are to operate an establishment that will be primarily a bar operating late into the night or into the early morning hours. It should also be noted that a protest against the issuing of an alcohol license at this premises has been sent to the ABC by the Antelope Acres Community Center

Between September 2000 and September 2007 "Tinita's Salsa", a salsa manufacturing business, operated at 47904 90th street W and experienced only two calls requiring law enforcement. Both were related to a break in and a possible break in.

Between November 1997 and July 1999, the "Santa Fe Restaurant" held the same Type 41 license as Mr. Morales has applied for at this same location. During this time period, there were eleven calls for service requiring thirty four units being dispatched. In September 1997, a man was killed in a bar fight. In July 1999 a man was arrested for discharging a firearm in the parking lot. Five other calls were for fights and disturbances. Four other calls were for minor incidents.

Our concern is that licensing of the Cactus Inn with a Type 41 license will re-establish a public nuisance in our community. Specifically, it will be injurious to the health of and interfere with the comfortable enjoyment of life or property within the entire Antelope Acres area.

The community is concerned that another such establishment will threaten our rural way of life and present numerous safety concerns due in part to the distance of public safety services such as law enforcement. It is our belief that the serving of alcohol will in fact involve later hours of operation than the typical family-friendly restaurant and introduce an undesirable atmosphere in the middle of our community, an area of concentrated residential housing, two markets with off-sale licenses, our community church, and our Community Center- an area frequented by young children.

After three meetings with the community, we are still unable to get what we feel are straightforward and informative answers to several key concerns. Moreover, Mr. Morales seems to be uninterested in the concerns of the community at this point in the CUP application process which leaves us with little confidence that he will consider the community's interest if granted the requested permit. Additionally, the community is very concerned over the reputation of the former Cactus Inn operated through the fall of 2007 by Mr. Morales in Palmdale, Ca. as being a hangout for biker gangs rather than a family-friendly restaurant. Basically, we do not have confidence that Mr. Morales' establishment would be a good fit for our community.

The February 18th community meeting ended more than ninety minutes later than usual with Mr. Morales having been given more than two hours to address the community's concerns. Near the end of the meeting in frustration one of our Council members implored Mr. Morales to be fair and honest with us. This after she had repeatedly asked him about his true intentions for the Cactus Inn and presenting evidence of an online article posted at http://lifestylorider.com/html/body_bar_review.html praising Mr. Morales' former Cactus Inn in Palmdale as a "nice little bike stop" and advertising such as that printed in a fall 2007 edition of Easy Rider magazine promoting a Toy Run scheduled for 11/11/2007, at the Antelope Acres location. This event had been scheduled to happen before Mr. Morales had even applied for his CUP. I too asked him several times how he thought his former establishment had gained the reputation as a biker hangout. His answers did not satisfy the Council or the community.

Having voiced our concerns to you, we recognize the possibility that you may still decide in favor of the applicant. While this would certainly not be our first choice, should this be your decision, we ask that you ensure conditions be included that serve to protect our community's desire to maintain a peaceful, rural residential community.

Following three meetings with Mr. Morales and the community where the Cactus Inn has been extensively discussed, we believe the following accurately lists the community's chief concerns and appreciate your consideration of them.

1. Distance from Lancaster and lack of a Sheriff's substation within the community places emergency services too far away to ensure safety of the community with the operation of a bar.
2. Distance from major population areas causes us concern that the local population will not sustain his business and that Mr. Morales will attempt to draw clientele from surrounding cities overrunning our small rural community and threaten our chosen lifestyle and public safety.
3. Location of an establishment serving alcohol on 90th Street West:
 - a. Effect on safety due to increased traffic and potential overflow parking on the street.
 - b. Too close proximity to school bus stops located at 90th Street West and Ave E-8, 90th and Wood and 90th and F
 - c. Within 600' of the Antelope Acres Community Center, a 501C3 non-profit adult & youth facility and it's Catherine Ward Memorial Field (206') primarily used by our local 4-H and Community Queens for various livestock related projects where animals are present, sports and games, and other hands on projects geared toward youth and their development place children and their family's at risk.
 - d. In too close proximity to residential properties (the nearest being less than 100' feet away) to be allowing night operations that threaten the peace of our quiet community due to excessive:
 - i. Noise
 - ii. Traffic
 - iii. Lighting
 - iv. Unruliness of patrons
4. Hours of operation - Mr. Morales refused to limit himself to anything less than 6:00 AM to 2:00 AM stating that he wants to be open 24/7 but knows that will not be approved. The Council and several community members asked him to consider limiting his hours of operation out of concern for those neighbors in close proximity to his proposed business and due to the fact that many in our community must rise between 4 am and 6 am in the morning in order to commute outside the Antelope Valley for work, but he stated that he wanted to do here (47904 90th Street W), what he had done at his other location on 5022 Fort Tejon Road in Palmdale.
5. The number of existing alcohol licenses already issued in our census track 9009, exceeds the limit set by the ABC.

- a. 4 on-site
- b. 2 off-site

While the Council recognizes and appreciates your efforts to date to address our concerns as evidenced in the PROJECT NO. R2008-00138-(5) DRAFT CONDITIONS OF APPROVAL, should the applicant be granted this permit, we endorse the following conditions and wish to suggest the following changes or additions:

19. The operation of this restaurant, including the sale of beer and wine for on-site consumption, is further subject to all of the following conditions:

a. Hours of operation for the restaurant shall be no longer than 6 a.m. to 10 p.m. Sunday through Thursday, and ~~6 a.m. to midnight Friday and Saturday.~~ The sale of a beer and wine for on-site consumption shall be permitted only between the hours of 11 a.m. to 10 p.m., Sunday through Thursday, and ~~from 11 a.m. to midnight Fridays and Saturdays.~~

b. Alcoholic beverages shall be sold to customers only when food is ordered and consumed within the subject restaurant only. The sale and serving of alcoholic beverages for consumption outside the restaurant building is prohibited;

c. The business shall employ not less than one full-time cook that is engaged in the preparation of meals for patrons during the permissible hours of operation;

d. Not less than fifty-one percent of the business enterprise shall be derived from the sale of food and non-alcoholic beverages. The business owner shall at all times maintain records which reflect separately the gross sale of food and the gross sale of alcoholic beverages. Said records shall be made available to the Los Angeles County Department of Regional Planning, the Department of Alcoholic Beverage Control, or the Los Angeles County Sheriff's Department on demand;

e. There shall be no loitering permitted on the premises under the control of the permittee. Signage shall be posted on the premises prohibiting loitering. The signage shall be in English, and if there is a predominant second language, in the neighborhood;

f. The permittee shall post signage on the premises in both English, and if there is a predominant second language, in the neighborhood, which is clearly visible to members and guests, prohibiting the consumption of alcohol outside of said facility;

- g. The permittee shall develop and implement a Designated Driver program (i.e. free soft drinks or coffee to a designated driver of a group). The permittee shall submit the program to the Director of Planning for approval prior to the approval of the Exhibit "A". A printed two-sided card explaining this program shall be placed on all tables in the restaurant or an explanation regarding the program shall be printed on the menu;
- h. All employees serving alcohol at the facility shall participate in the Licensee Education on Alcohol and Drugs (LEAD) Program offered by the California Department of Alcoholic Beverage Control. This training shall be on-going and all new employees shall be required to attend. The licensee shall display a certificate or plaque in the lobby of the establishment indicating its participation in this program;
- i. All servers of alcoholic beverages must be at least 18 years of age;
- j. The permittee shall not advertise or hold any "happy hour" drink specials, "two for one" specials, or similar promotions;
- k. Temporary signs or banners advertising alcoholic beverage "specials" or any similar promotions shall not be displayed on the exterior walls or fascia of the building;
- l. The permittee shall not advertise the sale of alcoholic beverages on the exterior walls or windows of the subject building or at any location on the subject property. No self-illuminating advertising for alcoholic beverages shall be located on the exterior of buildings or windows;
- m. In the event of extraneous markings occurring, the permittee shall remove or cover said markings, drawings, or signage within 24 hours of such occurrence, weather permitting. Paint utilized in covering such graffiti shall be of a color that matches, as closely as possible, the color of the adjacent surfaces. The only exceptions shall be seasonal decorations or signage provided under the auspices of a civic or non-profit organization;
- n. The permittee shall provide adequate lighting above all entrances and exits to the restaurant premises. The lighting shall be of sufficient power to illuminate and make easily discernable the appearance and conduct of all persons entering or exiting the premises during operating hours and shall be designed so as to direct light and glare only onto the facility premises. Said lighting and glare shall be deflected, shaded and focused away from all adjoining properties;
- o. The licensed premises shall have no other-coin operated amusements, such as pool tables, juke boxes, video games or other similar equipments at any time;

p. No live entertainment, dancing, or dance floor is authorized inside or on or outside the premises. Amplified music shall not be allowed outside the main building;

q. The permittee shall maintain the subject property in a neat and orderly fashion. The permittee shall maintain free of litter all areas on the premises over which the permittee has control;

r. The placement of portable signs adjacent to the subject property and temporary signs on walls and poles is prohibited;

s. Temporary window signs shall not exceed 25 percent of the area of any single window or of adjoining windows on the same frontage;

t. All regulations of the State of California prohibiting the sale of alcoholic beverages to minors shall be strictly enforced;

u. The permittee shall abide by all requirements, licensing or otherwise, established for the sale of alcoholic beverages by the State Department of Alcoholic Beverage Control;

v. The permittee shall keep telephone numbers of local law enforcement agencies posted in the restaurant in plain view near the cashier's or similar public service area;

w. There shall be no payphones maintained on the exterior of the premises;

x. A trash enclosure shall be provided to screen the restaurant's trash dumpster;

y. The permittee shall maintain a current contact name, address, and phone number on file with the Department of Regional Planning at all times;and

z. The conditions of this grant shall be retained on the premises at all times and be immediately produced upon request of any County Sheriff, Zoning Inspector or Department of Alcoholic Beverage Control agent. The manager and all employees of the facility shall be knowledgeable of the conditions herein.

Added Conditions

aa. Private or after-hour parties shall not be allowed;

ab. Overflow parking along public roads or on empty adjacent properties shall not be allowed;

ac. No sound of greater than 56 db shall be generated from the site;

ad. Excessive idling of motor vehicles or contests involving operating engines shall not be allowed;

ae. Club affiliated attire is prohibited. This will include all club colors in the form of logos, patches or clothing such as shirts, vests, bandanas, hats, etc.;

af. The property will be fenced along adjacent property lines to discourage trespassing, but fencing shall not be allowed along street frontage to allow ease of access for emergency responders.

Additionally, we would like the applicant to face a two year review wherein the Antelope Acres Town Council and our community would be involved in a determination of the applicant's compatibility with our community and further operation.

Respectfully,

Ron Hawkins

Vice President - Antelope Acres Town Council

Svitek, Andrew

From: Eric & Amy Konstantelos [aaek@verizon.net]
Sent: Thursday, February 26, 2009 10:32 AM
To: Svitek, Andrew
Subject: Cactus Inn Support

Dear Mr. Svitek,

I am writing you this note in support of the Cactus Inn. My family has lived in Antelope Acres for 6 years. My wife is an attorney and works for L.A. County. We have 4 small children.

In all the years we have lived here, we have always hoped that a restaurant would open locally and give us the option of NOT having to drive far into town in order to eat out. The Cactus Inn fits the bill and in our opinion, would be a welcome member of our small business community and would 'break' a monopoly run by the owners of the Antelope Acres Market, Foxy's Landing, Foxy's Steakhouse and the Wee-Vill Market.

We know and have heard many of the rumors and misinformation being spread about the type of clientele the Cactus Inn would attract and we believe them to be hyperbole and likely to be untrue.

Although we have our share of miscreants, losers, parolees, probationers, motorcycle enthusiasts, etc. we also are a community of artists, professionals and law abiding citizens. The 'drunks' who live out here are drunks regardless if there is going to be a place that serves alcohol or not. They buy the majority of their alcohol from the A.A. Market and drive the roads, defiant of the laws and putting peoples lives in danger anyway.

The Cactus Inn would be a 'community' business and it is the 'community', with people like us, that would be supporting the business. The owners, which I have talked with personally, are fully aware of the standards in which they are expected to operate and we believe they would be vigilant in their determination to keep out any trouble and run a legitimate business with a high standard of operation.

It is our hope that they succeed in obtaining their license to operate and look forward to the day we can finally enjoy a local establishment without having to drive dozens of miles.

Sincerely,

Eric & Amy Konstantelos

Svitek, Andrew

From: Angela Morales [angmor6113@hotmail.com]
Sent: Monday, February 23, 2009 4:57 PM
To: Svitek, Andrew
Subject: Cactus Inn

I am sending this E-mail to your office because this 3 horse town desperately need a place to come together for a meal or a beer

help us Thank You, Dale
Gordon

Antelope Acres 12 years



EMAILING FOR THE GREATER GOOD

[Join me](#)

Svitek, Andrew

From: Angela Morales [angmor6113@hotmail.com]
Sent: Monday, February 23, 2009 1:59 AM
To: Svitek, Andrew
Subject: open the cactus inn

Im sending this E-mail in support of the cactus inn, in antelope acres
thank you for your time and your help with this matter

Marge Ridgway,
A resident of Antelope Acres for 45 years



EMAILING FOR THE GREATER GOOD

[Join me](#)



Los Angeles County
Department of Regional Planning

Planning for the Challenges Ahead



Jon Sanabria
Acting Director of Planning

February 19, 2009

TO: Leslie G. Bellamy, Chair
Wayne Rew, Vice Chair
Esther L. Valadez, Commissioner
Pat Modugno, Commissioner
Harold V. Helsley, Commissioner

FROM: Andrew Svitek
Regional Planning Assistant II
Zoning Permits II Section

**SUBJECT: PROJECT NO. R2008-00138-(1)
CONDITIONAL USE PERMIT CASE NO. 200800014-(1)
March 4, 2009 Public Hearing
Agenda Item No. 6**

This project is an application for a permit to sell beer and wine at a proposed new restaurant (Cactus Inn) located at 4704 90th Street West in Antelope Acres.

The Commission heard this case on February 4, 2009. Commissioner Rew was absent and Commissioner Valadez heard the first portion of the presentation. Motion/second by Commissioners Modugno/Bellamy that the item be continued to Wednesday, March 4, 2009 to allow the applicant time to meet with Antelope Acres Town Council and the community to address issues and concerns raised and to provide a clear project description. Staff was instructed to attend the community meeting when scheduled.

Staff would like to supplement the original information packet distributed on January 22, 2009 and the additional materials provided to the Commission on the date of the hearing on February 4, 2009.

Since that hearing staff has received 3 additional emails from individuals concerning this case (1 in favor, 2 in opposition) and additional signatures on a petition regarding this case:

1. Email from Steven Borek dated 2/04/09
2. Email from Stephen & Dorothy Cannavan dated 2/03/09
3. Email from Angela Morales dated 2/06/09
4. Additional 40 signatures (approximately) in favor of a petition granting approval submitted by the applicant at the time of hearing

Zoning enforcement staff conducted a site visit of the subject property on February 17 and found two violations on the subject property: (1) an RV trailer occupied by an individual who the applicant asked to act a "caretaker" for the vacant property; and (2) n empty cargo container. The applicant stated that both zoning violations will be cured before the time of the hearing.

Staff and the applicant attended the Antelope Acres Town Council meeting on February 18, 2009. The Town Council made a motion to prepare a letter opposing the granting of the conditional use permit for alcohol sales and to support a family-friendly restaurant. In the alternative, the Town Council is preparing suggested conditions of approval in addition to the draft conditions submitted by staff.

From: Borek, Steven D. [mailto:SD.BOREK@LASD.CA.GOV]
Sent: Wednesday, February 04, 2009 10:07 AM
To: Hickling, Norm
Subject: Conditional Use Permit

Dear Mr. Hickling:

My name is Steven Borek and I live in the Antelope Acres area, and I am a Deputy Sheriff for Los Angeles County. I was told yesterday by a neighbor that there is a hearing for a conditional use permit for a family restaurant/bar serving beer, wine, and distilled spirits (hard liquor) that wants to open near E-8 and 90th Street West. I was also told there is no sign posted about this permit (which I did not confirm). I am writing to you to explain why I believe this permit should not be granted.

The Antelope Acres area is an area made up of retirees and families. If it were just a restaurant. It would be welcomed what is troubling is the hard liquor part of the permit. We have had these types of establishments in the past and all it creates is more crime, i.e. shooting, stabbings as well as DUI's. I would like to keep this community as a family oriented one, that is why most of us came out there. Most of the clientele who want the hard liquor will come from out of the area and which would serve no purpose to enhance the family oriented community.

My neighbor also told me that the people who are seeking this permit had a similar type establishment on the eastside of Lancaster and were closed down by the city. Now they want to go to a remote area to have their clientele there. Antelope Acres have some patrols by LASD, but nothing compared to the City of Lancaster, plus the response times to this area will be extremely extended.

It is my belief that this use permit would be a disservice to this community and not an asset whatsoever.

Thank you for your time.
Steven D. Borek
Deputy Sheriff, LASD
(661) 948-8466 work
(661) 945-2447 home

Dear Mr. Hickling,

February 3, 2009

I am writing this letter in regards to the conditional use permit 200800014-(5) to be issued to the Cactus Inn Bar and Grill that sits at 47904 90th Street West. They have requested to be allowed to sell beer, wine and distilled spirits from 6:00 am to 2:00 am.

This is the main street through our quiet town and, this restaurant sets in the middle of our community.

I feel that if this permit is issued it will cause danger to our children. Our children catch the school bus in the morning between 7:00 am & 8:00 am and they get off the bus in the evenings between 12:00 pm and 3:00 on this main road. The buses also have to travel this road to get to the School that is also on 90th West and is only about 3 or 4 miles from this restaurant that is to be opened.

In the past this restaurant has allowed people to leave this establishment while intoxicated and we have lost children to drunk drivers. Our children catch the school bus all around this restaurant and, the people who live in this town know that our children catch the bus on this main road. We drive slowly and cautiously but, if this restaurant opens there will be more traffic from non-residents who are not aware of this. And there is a bigger chance that our children could be hit while waiting for the bus.

They actually have a family that lives in the house on the same lot that belongs to the restaurant that have two children living in the house.

Please also reconsider postponing this court hearing and have it transferred to the Antelope Valley area so that we the people of the Antelope Acres can come to the court hearing and voice our concerns.

Thank you

Stephen & Dorothy Cannavan

Svitek, Andrew

From: Angela Morales [angmor6113@hotmail.com]
Sent: Friday, February 06, 2009 3:04 PM
To: Svitek, Andrew
Subject: CACTUS INN

THE CACTUS INN WILL BE A WELCOME BUSINESS TO THE COMMUNITY OF ANTELOPE ACRES. I AM OFFERING MY SUPPORT TO GET THE DOORS OPEN FOR EVERY ONE TO ENJOY.

THANK YOU,
ANGELA MORALES,
ANTELOPE ACRES



EMAILING FOR THE GREATER GOOD

[Join me](#)

PETITION

WAM # 1
P 2008-00385

This is a petition for people in favor of opening **E C E**
The Cactus Inn Bar & Grill, on 90th street West,
in Antelope Acres, California.

FEB 04 2009

Anyone who would like to have The Cactus Inn
open for business, in Antelope Acres please sign
this petition, We need your help and support, to
get our doors open for your enjoyment.
Thank you for your help and support

name	address	phone#	signature
1. Joyce Collins	45541 28th E	661-946-9671	Joyce Collins
2. John Hamilton	437 W Ave 110	(661) 948-1446	John Hamilton
3. ARMANDO A. HANCOCK	519 10 Ave 111	661 948 76290	Armando Hancock
4. RUDOLPH HERRERA	555 W. AVE J-10	661 7609-8515	Rudolph Herrera
5. Gordon Patnaud	729 E AVE K4	661 7296343	Gordon Patnaud
6. ANTHONY COCKERILL	18244 WAVE E-4	661 7261-1500	Anthony Cockerill
7. Glenn Rodgers	1476 Indians	661-9408509	Glenn Rodgers
8. James Rodgers	1802 W Ave 8	661 810 268	James Rodgers
9. James Rodgers	1802 W Ave 8	661 810 268	James Rodgers
10. James Rodgers	1802 W Ave 8	661 810 268	James Rodgers
11. Josie Ward	8705 W.E-8		Josie Ward
12. MICHELLE BETTES	PO Box 125 Teh.	93581 3	Michelle Bettes
13. John	2232 Greenhill St.	256-1343	John
14. William L.	17870 Alps Dr	(661) 822-0464	William L.
15. Robert Brown	23000 Mary Way		Robert Brown
16. John	27861 Preakness Dr.		John
17. John Dennis	PO Box 834, Rosamond, CA 93560		John Dennis
18. Virginia Johnson	Tehachapi	822-1401	Virginia Johnson
19. Rachel Sanchez	Tehachapi	972-4724	Rachel Sanchez
20. Kim Qual	21064 Santa Barbara Dr #1		Kim Qual
21. Sen. Doherty	21563 Westward Blvd	767-7705	Sen. Doherty
22. P. Thomas	1313 Cellini Ct	822-35210	P. Thomas
23. Patrick Kullback	18490 DAOS DR	822 7427	Patrick Kullback
24. Maryann Reddy	21256 Madra	661-972-2307	Maryann Reddy
25. John	6418 Las Colinas		John
26. Beverly D. Doherty	551 Tucker Rd #26	736 6535	Beverly D. Doherty
27. Kelly James	21501 Grand Canyon Rd	822-77576	Kelly James
28. MICHAEL A. STANLEY	22408 YANING WA	922 8947	Michael A. Stanley
29. Norma Quijones	21031 Lonely Ln.	823-0641	Norma Quijones
30. DAVID W. PETERSON	30914 Red Rover Mur Sp.	269-4065	David W. Peterson
31. Scott Kibler	516 S. Mill St	823-1179	Scott Kibler
32. S.L. Kibler	P.O. Box 2001	972-1305	S.L. Kibler
33. Donato Culp	29950 P. Idale Dr	821-0568	Donato Culp
34. Bonnie Culp	1085 Valley Dr.	822-0279	Bonnie Culp
35. Amanda Mott	444 West Est #33	972-0989	Amanda Mott

PETITION

This is a petition for people in favor of opening,
The Cactus Inn Bar & Grill, on 90th street West,
in Antelope Acres, California.

Anyone who would like to have The Cactus Inn
open for business, in Antelope Acres please sign
this petition, We need your help and support, to
get our doors open for your enjoyment.

Thank you for your help and support

name	address	phone#	signature
1. Ashleigh Ward	9151 W AVE F-4 Lancaster	661-917-7118	Ashleigh Ward
2. Jim Middleton	9151 West Ave F-4	661-728-0900	Jim Middleton
3. Carol Middleton	9151 W. Ave F-4		C Middleton
4. JONY SIGMOR	17248 SERRAVALLO	661-350-2647	Jony Sigmor
5. MIKE METZGER	18580 AIRS DR	661-822-0455	Mike Metzger
6. Ronald Coleman	8722 W. Ave E		Ronald Coleman
7. Linda Coleman	8722 W. Ave E		Linda Coleman
8. Pam Ward	3232 W. Ave D2		Pam Ward
9. Rich Helms	48441 82 st W.		Rich Helms
10. Laurie Helms	48441 82 st W.		Laurie Helms
11. Melvin Byers	P.O. Box 1208 Little Rock		Melvin Byers
12. William McPherson	8705 W E 8		William McPherson
13. Jessie Ward	8705 W E 8		Jessie Ward
14. Joshua Nakashima	8705 W E 8		Joshua Nakashima
15. Ron Ward	4706 E F-6		Ron Ward
16. Wm L. McLaughlin	8642 W. Ave E-12		Wm L. McLaughlin
17. Sharon Evans	8642 W. Ave E-12		Sharon Evans
18. Danny Criss	40978 17451 East	661-264-1379	Danny Criss
19. Jeff & Dawn Muehler	25456 NE 85 SP 21		Jeff & Dawn Muehler
20. Chris & Julie Prader	2007 Oak St. Rosamond		Chris & Julie Prader
21. Cary Severin	2641 Peachway	(661) 674-5107	Cary Severin
22. Kiki Ramirez	44920 Kaysack Lancaster	661-297-7772	Kiki Ramirez
23. Jan Krebs	47331 on 43rd St. Dum 2		Jan Krebs
24. Cornelius Darnley	4484 Shad St. Lancaster, CA	948-1088	Cornelius Darnley
25. T Garrington	0000 Nansington Way Palmdale		T Garrington
26. Tamara Matthews	3031 E. Ave S2	873-7465	Tamara Matthews
27. Kisha Lindgren	3031 E. Avenue S2	873-5372	Kisha Lindgren
28. John Greer	5231 W AVE G-6	943-4127	John Greer
29. LARRY SMOOT	43753 Jaker Ave Lancaster		Larry Smoot
30. Robert Tombrun	311 Bogie Palmdale		Robert Tombrun

9656590

PETITION

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name	address	phone#	signature
1. John Schrader	47242 9 th St.	728-0510	[Signature]
2. Penny Schrader	" "	728-0510	[Signature]
3. Kyle Astor	2421 Sierra Hwy	221-0639	[Signature]
4. Thomas Astor	2421 Sierra Hwy	221-0939	[Signature]
5. Brian Meyers	47553 92 St W	728-9711	[Signature]
6. Cole McCannell	51875 Sagebrush	992 1467	[Signature]
7. Chris Ray	47553 92 St	965 4908	[Signature]
8. Ken McCue	47363 91st St W.	728 0651	[Signature]
9. Lisa McCue	47363 91 st Street W	728 0651	[Signature]
10. Bill Courteoid	2621 W Ave E12	728 9515	[Signature]
11. James Orient	47407 W 91st	940 3038	[Signature]
12. Jeffrey Schenck	47407 W 91st	940 3038	[Signature]
13. Michael Schrader	47407 N 91st W.	940-3038	[Signature]
14. Mike Hultz	47407 N 91st W	940-3038	[Signature]
15. James Beyer	47422 W 92 St	728-9604	[Signature]
16. Jonathan Huel	25560 Fountain Glen Ct.	288 0396	[Signature]
17. Johanna Ochoa	25560 Fountain Glen Ct.	288 0396	[Signature]
18. Sharon Ochoa	25560 Fountain Glen Ct.	288 0396	[Signature]
19. Pedro Ochoa	25560 Fountain Glen Ct.	288 0396	[Signature]
20. Amelia Wichman	10330 Commerce	51-8069	[Signature]
21. Jeremiah Wichman	10330 Commerce	568-0178	[Signature]
22. Britanni Carlin	10538 Hillhaven	951-80069	[Signature]
23. GARY B. SCHENCK	506 W J-4 Lane.	951-7235	[Signature]
24. Kelly Ray	292 Ash Palm	492-3219	[Signature]
25. AMANDA CHAD HANSON	43535 K-4, LANCASTER	946-3345	[Signature]
26. Cheryl Crawford	49020 70th St. W. Lancaster	940 9939	[Signature]
27. DANNY LITTLE	LANCASTER	728-0007	[Signature]
28. Daniel Hernandez	45125 30th East LANCASTER	709-8791	[Signature]
29. John Ann Nor	2957 Citrine W Polanora	857-6766	[Signature]
30. Jose Ramirez	70th W LANCASTER	361-8775	[Signature]

PETITION

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name	address	phone#	signature
1. Dale Gador	10052 52th R	9440860	Dale Gador
2. Val Gomez			Val Gomez
3. Ryan Duke	F#770		Ryan Duke
4. Pat Norman	Du'Rc	9426869	Pat Norman
5. Rupert E Duvall	Ave J		Rupert E Duvall
6. Lisa Nash	ANDRIS AV, LANO.		Lisa Nash
7. Robert Johnson	7304 W. AVE J		Robert Johnson
8. GLEN B WALTON	7304 W. AVE F		Glen B Walton
9. NARRIS JAMESON	43850 20th ST. E	949-7869	Monie Jameson
10. James Kocakellow	2330 E AVE J-8 #61	LANCASTER 942-9192	James Kocakellow
11. JERI MERS	43850 20th E	9497869	Jeri Mers
12. Amy V New	436 K AVE R-9	6184839	Amy V New
13. Shirley Meyer	41216 Medway Ave	Quartz Hill	Shirley Meyer
14. P. H. Meyer	41216 Medway	" " "	P. H. Meyer
15. Martha Conklin	5520 W M4	LANCASTER	Martha Conklin
16. Jerry Amaro	44520 15th ST. EAST #1	LANCASTER	Jerry Amaro
17. Debra Amaro	44520 15th ST. EAST #1	LANCASTER	Debra Amaro
18. Arleen Rodgers	1446 Indian Sage Rd	LANCASTER	Arleen Rodgers
19. JAMES E BALASH	543 W. AVE J10	LANCASTER	James Balash
20. Deborah Sulser	16233 Queenside	COVINA	Deborah Sulser
21. CHARLES LENART	16233 QUEENSIDE	COVINA	Charles Lenart
22. HARRY BROWN	43830 20th ST E. #4	LANO. CA	Harry Brown
23. Norm Schoendoerfer	47078 Kings Canyon Rd	LANCASTER, CA	Norm Schoendoerfer
24. Annabelle Gomez	3354 W. AVE J-2	LANCASTER CA	Annabelle Gomez
25. RICHARD BEEBON	44509 LOWTREE	LANCASTER CA	Richard Beeson
26. Beverly Morrison	2057 W. AVE K-13	LANCASTER CA	Beverly Morrison
27. Luan Van Treace	2057 W. AVE K-13	LANO. CA	Luan Van Treace
28. Jo Ann Hunt	437 W. AVE J-10	LANO. CA	Jo Ann Hunt
29. RUTH M JAROSA	45131 N 20th ST E	LANCASTER CA	Ruth M Jarosa
30. Walter D Johnson	5520 W. M-4	LANCASTER	Walter D Johnson

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name	address	phone#	signature
1. <u>Jan Gomez</u>			<u>Jan Gomez</u>
2. <u>Ryan Duke</u>	<u>F-670</u>		<u>Ryan Duke</u>
3. <u>Pat + Rosemarie DuRoi</u>	<u>9426 869</u>		<u>Pat + Rosemarie DuRoi</u>
4. <u>Super L E Duvall</u>	<u>Flr 1</u>		<u>Super L E Duvall</u>
5. <u>Jean Nash</u>	<u>ANDRUS AV, LANO.</u>		<u>Jean Nash</u>
6. <u>Robert Krottsch</u>	<u>7304 W. AVE J</u>		<u>Robert Krottsch</u>
7. <u>GLEN B WALTON</u>	<u>7309 W. AVE F</u>		<u>Glen B Walton</u>
8. <u>NARRIS JAMESON</u>	<u>43850 20TH ST. E. 949-7869</u>		<u>Norris Jameson</u>
9. <u>James Rockafellow</u>	<u>2330 E AVE J-8 #161 LANCASTER 942-9192</u>		<u>James Rockafellow</u>
10. <u>Cleri JERI MERS</u>	<u>43850 20th E. 9497869</u>		<u>Cleri Mers</u>
11. <u>Ann V. Wain</u>	<u>436 K AVE R-9 618-8839</u>		<u>Ann V. Wain</u>
12. <u>Shirley Meyers</u>	<u>41216 Medway Ave Quetzal Hill CA</u>		<u>Shirley Meyers</u>
13. <u>Ed H Meyer</u>	<u>41216 Medway " " " " " " " " " "</u>		<u>Ed H Meyer</u>
14. <u>Martha Conklin</u>	<u>5520 W M-4 LANCASTER</u>		<u>Martha Conklin</u>
15. <u>Jerry Amaro</u>	<u>44520 15th ST. EAST #1 LANCASTER 723-1797</u>		<u>Jerry Amaro</u>
16. <u>Debra Amaro</u>	<u>44520 15th ST. EAST #1 LANCASTER 723-1797</u>		<u>Debra Amaro</u>
17. <u>Arleen Rodgers</u>	<u>1446 Indian Sage Rd LANCASTER 940-8509</u>		<u>Arleen Rodgers</u>
18. <u>JAMES E BALASH</u>	<u>543 W. AVE J10 LANCASTER, 948-5620</u>		<u>James Balash</u>
19. <u>Deborah Sulsor</u>	<u>16233 Quernside COVINA Deborah Sulsor</u>		<u>Deborah Sulsor</u>
20. <u>CHARLES LEWIS</u>	<u>16233 QUIRNSIDE COVINA Charles Lewis</u>		<u>Charles Lewis</u>
21. <u>HARRY BROWN</u>	<u>43830 20th ST E. #4 LANO. CA Harry B. Brown</u>		<u>Harry B. Brown</u>
22. <u>Norm Schoendoerfer</u>	<u>47078 Kings Canyon Rd LANCASTER, CA Norm Schoendoerfer</u>		<u>Norm Schoendoerfer</u>
23. <u>Annabelle Gomez</u>	<u>3354 W. AVE J-2 LANCASTER CA Annabelle Gomez</u>		<u>Annabelle Gomez</u>
24. <u>RICHARD BEESON</u>	<u>44509 LOWTREE LANCASTER CA 93534 Richard Beeson</u>		<u>Richard Beeson</u>
25. <u>Beverly Morrison</u>	<u>2057 W. AVE K-13 LANCASTER CA 93536 Beverly Morrison</u>		<u>Beverly Morrison</u>
26. <u>Luan Van Treese</u>	<u>2057 W. AVE K-13 Lanc. CA 93536 Luan Van Treese</u>		<u>Luan Van Treese</u>
27. <u>Jo Ann Hunt</u>	<u>437 W. AVE J-10 LANO. CA 93534 Jo Ann Hunt</u>		<u>Jo Ann Hunt</u>
28. <u>Ruth M D'Alrosa</u>	<u>45131 N 20th ST E LANCASTER CA 93535</u>		<u>Ruth M D'Alrosa</u>
29. <u>Walter D Johnson</u>	<u>5520 W. M-4 Lancaster 93536, 722-0354</u>		<u>Walter D Johnson</u>

PETITION

This is a petition for people in favor of opening,
The Cactus Inn Bar & Grill, on 90th street West,
in Antelope Acres, California.

Anyone who would like to have The Cactus Inn
open for business, in Antelope Acres please sign
this petition, We need your help and support, to
get our doors open for your enjoyment.

Thank you for your help and support

	name	address	phone#	signature
1.	C. CHRISTIE	632 E. J-11 LANE	212-7181	
2.	J. Dile	255 E. AVE. M.		
3.	S. WIDT	43158 FIG AVE		
4.	R. Burkhe	42930 Hwy St.	9	
5.	D. Branch	1246 W. Lancaster rd		
6.	M. HICKSON	4845 SANDHURST DR	948-877	
7.	C. ESTICK		992-1839	
8.			945-6193	
9.	G. ENGLAND	PO BOX 983	256-6273	
10.	Bob & J. Burcher	800 West Ave S-141	661-947-5331	
11.				
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PETITION

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name	address	phone#	signature
1. Lori Lyman	43026 Burlwood Dr. Lancaster	661-722-5898	<i>Lori Lyman</i>
2. Cengeld Morales	9284 West Ave G	661 992 4150	<i>Cengeld Morales</i>
3. Kelly Ray	45858 palm Vista palmdale	(661) 947 6003	<i>Kelly Ray</i>
4. LARRY YOUNG	3620 E Ave. Lancaster, Ca.	946 7770	<i>Larry Young</i>
5. Billy Van Horn	45858 10th St. Palmdale	William Van Horn	<i>Billy Van Horn</i>
6. Paul Hernandez	9226 W. Ave E.	661-874-8229	<i>Paul Hernandez</i>
7. Paul Hernandez	9226 W. Ave E.	661-874-8229	<i>Paul Hernandez</i>
8. Paul Hernandez	9226 W. Ave E.	661-728-0759	<i>Paul Hernandez</i>
9. Gary Campbell	9236 W. Ave E.	(661) 510-7666	<i>Gary Campbell</i>
10. Jeff Dixon	9254 W. Ave E.	661 728-1337	<i>Jeff Dixon</i>
11. Jeff Dixon	9254 W. Ave E.	(661) 728-1337	<i>Jeff Dixon</i>
12. BEN ISMAN	43026 BURLWOOD DR. LANCASTER	661-802-2125	<i>Ben Isman</i>
13. Krista Isman	4399 Strathmore Los Angeles CA	666 802-7488	<i>Krista Isman</i>
14. Jack Isman	43026 Burlwood Dr. Lancaster CA	661-802-8111	<i>Jack Isman</i>
15. Mike Smith	5517 W. Ave L-4		<i>Mike Smith</i>
16. MIKE HUMPERTO	PO BOX 9296	661 406 3849	<i>Mike Humperio</i>
17. Veronica Good	9217 W. Ave F	661 798-0201	<i>Veronica Good</i>
18. Glenn Good	9217 W. Ave	661 798-0201	<i>Glenn Good</i>
19. CHRIS MONTIEL	9662 58th W.	661-350-5946	<i>Chris Montiel</i>
20. Miranda Thiel	9662 58th St W.	661-350-5946	<i>Miranda Thiel</i>
21. Sam Surt	4016 W. Ave L-4	661-492-2325	<i>Sam Surt</i>
22. Sam Surt	"	"	<i>Sam Surt</i>
23. Sam Surt	"	"	<i>Sam Surt</i>
24. Paulina Warner	1015 W. Norberry St	661 478-3398	<i>Paulina Warner</i>
25. Cory Warner	"	661 478-3134	<i>Cory Warner</i>
26. Andy House	5016 E. Ave H-8	661 674-5580	<i>Andy House</i>
27. John House	"	661-492-1324	<i>John House</i>
28. Terame Culbertson	8641 E. Ave H-8	661-874-5492	<i>Terame Culbertson</i>
29. Nikk Kitchen	"	661-974-5183	<i>Nikk Kitchen</i>
30. Murley VanBlarcom	3126 W. Ave K-12	661 945-0186	<i>Murley VanBlarcom</i>
31. Robert VanBlarcom	"	661 209-1309	<i>Robert VanBlarcom</i>
32. Donnie Powell	45111 E. Ave I	661 674-94	<i>Donnie Powell</i>
33. Donnie Powell	"	"	<i>Donnie Powell</i>
33. Sevola House	5616 E. Ave H-8	661-456-6	<i>Sevola House</i>

Petition.

<u>NAME</u>	<u>ADDRESS</u>	<u>PH#</u>	<u>SIGNATURE</u>
34. DON NAREY	2010 W. AVE K #921	661 9424188	Don Narey
35. Vernon Bowie	4403 W. AVE F Lancaster, CA	(661) 942-4188	Vernon Bowie
36. Natalie Childers	4403 west Ave F	661 676-6847	Natalie Childers
37. Mike Anderson	3803 WEST AVE F	661 816 7857	Mike Anderson
38. Lisa Booth	3803 west ave. F	661-816-7857	Lisa Booth
39. Sean Love	623 J-10	661 8103181	Sean Love
40. Jim Hawkins	Lake Hughes	661 24 0618	Jim Hawkins
41.			
42.			
43.			
44.			
45.			
46.			
47.			
48.			

Cactus Inn BREAKFAST



Eggs

Two Eggs, Hash Browns; Biscuit & Gravy or Toast

Two Eggs Any Style	\$5.50
Ham & Eggs	\$7.00
Bacon & Eggs	\$7.00
Sausage & Eggs	\$7.00
Huevos Ranchero	\$7.00
Corned Beef Hash & Eggs	\$7.00
Pork Chop & Eggs	\$8.00
Chicken Fried Steak & Eggs	\$8.00

Omelettes

*Made with Three Eggs and Includes Hash Browns and Toast
or Biscuit & Gravy*

Cheese Omelette	\$6.00
Ham & Cheese	\$7.00
Bacon or Sausage & Cheese	\$7.00
Mushroom & Cheese	\$7.00
Chili Cheese	\$7.00
Denver	\$7.00
Spanish	\$7.00

Side Orders

1 Egg	\$1.30
2 Eggs	\$1.95
Toast	\$1.75
Hash Browns	\$2.25
Ham, Bacon or Sausage	\$3.75
Biscuits & Gravy	\$4.00
1 Biscuit & Gravy	\$2.00

Off the Griddle

Short Stack (2)	\$2.95
Full Stack (3)	\$3.95
Hotcake 222	\$5.95
<i>(2 Hotcakes, 2 Eggs and 2 Bacon or Sausage Links)</i>	
French Toast	\$3.95
French 222	\$5.95
<i>(2 French Toast, 2 Eggs and 2 Bacon or Sausage Links)</i>	
Breakfast Burrito	\$4.00
<i>(Scrambled Eggs, Potatoes and Cheese)</i>	
with Choice of Ham, Bacon or Sausage	\$5.00
Breakfast Sandwich	\$3.50
<i>(Fried Eggs and Cheese on Toast)</i>	
with Choice of Ham, Bacon or Sausage	\$4.50

Kid's Breakfast \$3.25

*One Hotcake or French Toast & Two Bacon or Sausage or
One Egg, Hash Browns & One Slice of Toast*

Beverages

Coffee or Hot Tea (still only)	\$1.00
Milk	\$2.00
Juice	\$2.00
Chocolate Milk	\$2.25



OPEN 6:00 AM Daily

*Dine In or Take Out
Phone Orders Welcome*

661-728-0005

47904 90th St. West
Antelope Acres, CA 93536

Cactus Inn LUNCH



Burgers

Served with "Mom's" Potato Salad or Macaroni Salad or Fries

Cactus Burger.....	\$6.00
Bacon Cheeseburger.....	\$7.00
Mushroom Burger (with Swiss Cheese).....	\$7.00
Chili Cheeseburger (Pepper Jack & Onion).....	\$7.00
Tex Mex Burger (Pepper Jack & Ortega Chili).....	\$7.00

* * * *

Cold Sandwiches

Served on a Soft Roll or Bread with Lettuce,
Tomato, Mayo, Onion and Cheese

BLT.....	\$6.50
Tuna.....	\$6.50
Turkey, Ham, or Roast Beef.....	\$6.50
Cactus Club.....	\$7.50
<i>(BLT with choice of Ham, Roast Beef or Turkey)</i>	

* * * *

Melts

Grilled on Rye or Sourdough

Patty Melt (with Grilled Onions).....	\$6.00
Ham, Turkey or Roast Beef Melt.....	\$6.50
Tuna Melt.....	\$6.50

* * * *

Drinks

Iced Tea (pint jar).....	\$2.00
Sodas.....	\$1.50

**Ask About Our
Daily Dinner Specials**

Just for Kids

Meals for Children 12 and Under

Hot Dog & Fries.....	\$4.00
Grilled Cheese & Fries.....	\$3.50
Hamburger & Fries.....	\$4.00
Crispy Chicken & Fries.....	\$4.00

* * * *

Salads

Garden Dinner Salad.....	\$3.50
Chef Salad.....	\$6.75
Tuna Salad.....	\$6.75
Crispy Chicken Salad.....	\$6.75
Turkey Salad.....	\$6.75

* * * *

Soups & Sides

All Homemade

Cup of Soup.....	\$2.75
Bowl of Soup.....	\$4.00
French Fries (Real Potatoes).....	\$3.00
Mom's Potato or Macaroni Salad.....	\$3.00

CACTUS INN INC.



OPEN 6:00 AM Daily

Dine In or Take Out
Phone Orders Welcome

661-728-0005

47904 90th St. West
Antelope Acres, CA 93536



Los Angeles County
Department of Regional Planning

Planning for the Challenges Ahead



Jon Sanabria
Acting Director of Planning

February 04, 2009

TO: Leslie G. Bellamy, Chair
Wayne Rew, Vice Chair
Esther L. Valadez, Commissioner
Pat Modugno, Commissioner
Harold V. Helsley, Commissioner

FROM: Andrew Svitek
Regional Planning Assistant II
Zoning Permits II Section

SUBJECT: PROJECT NO. R2008-00138-(5)
CONDITIONAL USE PERMIT CASE NO. 200800014-(5)
February 4, 2009 Public Hearing
Agenda Item No. 6

Staff would like to supplement the original information packet distributed on January 22, 2009. Staff has received the enclosed letters, faxes, and emails from individuals and one community group with comments on the project:

1. Email from Ron Hawkins dated 1/29/09
2. Fax from Antelope Acres Community Center dated 2/3/09
3. Letter from Terri Hartman with the Westside 4-H (part of the fax from Antelope Acres Community Center dated 2/3/09)
4. Email from Stephen and Sharon Bouche on 1/31/09
5. Fax from Richard and Carol Prenosil dated 2/3/09
6. Email from Tom Lawthers dated 2/3/09
7. Email from Caryl Mercy dated 2/3/09
8. Email from Colleen Schiller dated 2/3/09

01/21/09
MM:AS

From: Ron Hawkins <ronhawkins@earthlink.net>
To: Hickling, Norm
Cc: 'Vickie Nelson' <bvnelson1@verizon.net>; 'Virgina Stout' <vstout@avhsd.org>;
'Colleen Schiller' <darksy@qnet.com>; 'Dawn Ward' <desertmom5@gmail.com>
Sent: Thu Jan 29 22:32:35 2009
Subject: Cactus Inn Conditional Use Permit 200800014-5

Norm,

I am contacting you on behalf of the Antelope Acres Town Council President Vickie Nelson with the purpose of conveying concerns of the Council concerning issuance of Conditional Use Permit 200800014-5.

On January 21, 2009, the Council's regular monthly community meeting was held from 6:00 PM till approximately 8:00 PM at the Westside Community Church - 47707 90th Street West. During that meeting, Jim Morales of the Cactus Inn was afforded the better part of an hour to explain to the Council and the community in attendance details concerning the Cactus Inn which he is in the process of opening in the Antelope Acres downtown area. The Council afforded this time on the agenda in order to accommodate a request from Mr. Morales earlier in the month to address the Council concerning Conditional Use Permit 200800014-5 involving an application to serve beer, wine and distilled spirits at the Cactus Inn. This was actually Mr. Morales' second occasion to address the Antelope Acres community, the first being in late 2008 when a special meeting was hosted by the Antelope Acres Community Center Board of Directors to discuss the Cactus Inn.

The Council was hoping and expecting to hear details concerning Mr. Morales' plans for conducting business at the Cactus Inn and steps taken to address the many concerns voiced at the 2008 meeting as well as actions taken or planned to mitigate risks associated with the operation of establishments that serve alcoholic beverages. The Council's plan coming into the meeting was that we would gather enough information from Mr. Morales and gain a clear understanding of the community's feelings that we could cast a vote concerning our support or opposition to the proposed conditional use permit. In fact, the Council felt the matter pressing enough given the early February hearing date that we allowed Mr. Morales' presentation to bump from the agenda an already scheduled presentation. Unfortunately, Mr. Morales was either unwilling or unable to provide details sufficient for our purposes and no motions were made concerning a vote on the proposed special use permit.

While no formal position was taken by the Council, the general sentiment of the Council and those community members present at the meeting was that Mr. Morales' presentation was lacking in details and that Mr. Morales was not forthcoming and was even evasive in his answers to the many questions posed to him. Those questions included queries as to proposed hours of operation, the nature of the business, and his plans to address concerns of the community. Our community welcomes the prospect of having what Mr. Morales claimed will be a "family restaurant". There also seemed to be openness to the idea of such a restaurant serving beer and wine under certain conditions, but not distilled spirits. However, the Council suspects that Mr. Morales actually plans to operate a bar that serves a limited menu and will not in fact be family oriented.

While we understand that Mr. Morales may not know for certain all the answers to the questions he was asked, his seeming unwillingness to provide information causes the Council to believe that he was either unwilling to answer or that he was in fact attempting to deceive. Therefore, the Council is left with so much uncertainty about the Cactus Inn and mistrust of the owner and his willingness to address the community's concerns that we are unable to conscientiously support issuance of the conditional use permit. While we did not formally oppose issuance of the permit in public meeting we wish to convey below several of our concerns and echo some of those already provided by the Antelope Acres Community Center Board of Directors as well as other concerned Antelope Acres residents. Our fundamental desire is that all businesses that wish to operate in Antelope Acres first be willing to address and resolve such concerns as evidence of their commitment to become part of our community. Given his demeanor, we are left with the feeling that Mr. Morales lacks such commitment and intent.

1. To questions posed to Mr. Morales we were not given adequate information concerning:

- * The number of tables or seating arrangements
- * Menu selections
- * Allowable occupancy

2. Distance from Lancaster and lack of a Sheriff's substation within the community places emergency services too far away to ensure safety of the community with the operation of a bar.

3. Distance from major population areas causes us concern that the local population will not sustain his business and that Mr. Morales will attempt to draw clientele from surrounding cities and further which will overrun our small rural community and threaten our chosen lifestyle and public safety.

Too close proximity of the Cactus Inn to the Antelope Acres Community Center placing children and their family's at risk.

Too close proximity of the Cactus Inn to residential properties to be conducting night operations that threaten the peace.

1. Noise
 2. Traffic
 3. Intoxicated drivers
 4. Lighting
 5. Unruliness of patrons
4. Fence safety - no police access when locked.

5. Hours of operation - Mr. Morales refused to limit himself to anything less than 6:00 AM to 2:00 AM stating that he wants to be open 24/7 but knows that will not be approved. The Council and several community members asked him to consider limiting hours for concern of those neighbors in close proximity and for the fact that many in our community must rise early in the mornings in order to commute outside the Antelope Valley for work.

6. Existing bars in the area

- * 90th West and Ave I
- * 60th West and Ave G

7. Two Markets across the street that currently sell alcoholic beverages.

This is just a sample of our concerns, but we believe sufficient to explain our position.

Respectfully,

Ron Hawkins

Vice President - Antelope Acres Town Council

**Antelope Acres Community Center
8812 West Ave E-8
Lancaster, CA 93536**

February 3, 2009

Department of Regional Planning
Count of Los Angeles

Re: Cactus Inn Bar & Grill
Project No. R2008-00138(5)
Conditional Use Permit 2008800014-(5)

Attn: Andrew Svitek

The Community Center has many concerns regarding an establishment of this nature being in such close proximity to our facility, less than 200 feet. The main purpose and function of the Community Center is to provide a meeting place for the youth of our community. As a community we have requested a list of stipulations to the ABC license should it be issued, they are included in this correspondence. Further concerns are the 3 bus stops that are within a few hundred feet of this proposed establishment and the danger that it could bring to the children who use these bus stops, particularly the potential driving under the influence directly after leaving this establishment. Also, the Westside Community Church is so close. There are many neighbors with in close proximity as well. We live in a rural community, thus not many sound barriers, noise is a big concern. As a whole we have many concerns regarding the impact that this proposed establishment would bring to us. Members of our board have been at both meetings in our community where Mr. Morales was given the opportunity to present his intentions and address the concerns of our community and on neither occasion has he adequately answered our questions or concerns or even given us a clear intention of running said business.

Sincerely,

Dawn Ward
Treasurer on behalf of Board of Directors

- 1. The license and business hours requested, and any provision to allow live entertainment, represent a much more intense use of the site than the previous use, and neighboring uses.
- 2. The premises, and/or its parking facilities, are located in or adjacent to a residential area, and/or, the premises have insufficient parking on-site and there is no pedestrian access route to and from the premises. Operation of the premises under the requested license, particularly if this request includes a later closing time than is presently allowed or at other licensed premises nearby, will cause residents to be affected by increased crime, late night noise and disturbances, and increased transient traffic.
- 3. The applicant cannot establish, per Rule 61.4, that licensing of the premises will not interfere with the quiet enjoyment of local residences. There are residences as close as 81 feet.
- 4. Operation of the premises under the requested license will tend to create law enforcement problems and extend response times. Antelope Acres is difficult to police due to the rural character of our community, the large area to be serviced and distance from Los Angeles County Sheriff Department (about 12 miles).
- 5. The premises are located within the immediate vicinity of the Antelope Acres Community Center, a 501C3 non profit adult and youth facility and it's Catherine Ward Memorial Field primarily used by our local 4-H and Community Queens for various animal related projects where animals are present, sports and games, and other hands on projects geared toward youth development this facility is only 206 feet away from the purposed Cactus Inn Inc. and normal operation of the premises will interfere with their functions, the factors being: unruly activity, public drinking, and loitering on easements and streets.
- 6. Licensing of the premises will re-establish a public nuisance in the area; specifically, it will be injurious to the health of, offensive to the senses of, and an obstruction to the free use of property, so as to interfere with the comfortable enjoyment of life or property by an entire neighborhood, including but not limited to: (a) those residences within hearing distance of the noise from the premises, its parking facilities, and

its delivery and refuse collection vehicles; (b) those residents who will be exposed to cooking and refuse bin odors; (c) those residents living next to, sometimes with their bedrooms directly adjacent to, the vehicle routes leading from the premises, said routes being places where assaults, robberies, and drunken acts of public urination or defecation and late-night loud and boisterous behavior can reliably be predicted. Based on law enforcement and the city of Palmdale record.

-7. The premises are located within the immediate vicinity of, and on the access route to, public recreational facilities, and normal operation of the premises will interfere with the functions of the recreational facilities, the factors being: (a) unruly and dangerous activity on vacant parcels and roads near the premises, said roads being a main access route to the recreational facilities, affects pedestrian access to the recreational facilities by persons less able to defend themselves.

8. The CUP (if it is issued) must contain all of the following conditions, many of which are commonly found on restaurant licenses in urban areas, and which are necessary to ensure that the premises remain a restaurant and not a night club or bar.

a. There shall be no more than one (1) television set, screen, or monitor maintained in the public portion of the premises. No amusement machines, pool tables, or video game devices in the premises at any time.

b. The premises shall be maintained as a bona fide food restaurant and shall provide a menu containing an assortment of foods normally offered in such restaurants; and that that full menu of foods shall be available, at regular prices, during all hours that alcohol is sold, served, or consumed; or, the sale of liquor shall be incidental to the sale and consumption of food and otherwise the sale of liquor alone is prohibited.

c. The quarterly gross sales of alcoholic beverages shall not exceed 40% of the gross sales of food during the same period.

d. No reduced price alcoholic beverage promotions shall be allowed, examples being, but not limited to, "happy hours," "all you can drink" for a set amount, and "two drinks for the price of one."

e. The sale of alcoholic beverages for consumption off the premises is strictly prohibited.

f. All employees of the premises shall undergo the ABC L.E.A.D. training program as a condition of employment.

g. Petitioner shall not require an admission charge or a cover charge, nor shall there be a requirement to purchase a minimum number of drinks.

h. There shall be no dancing or live entertainment inside or outside establishment.

i. Business hours of operation shall be 10:00 am to 10:00 pm each day of the week.

j. There shall be no outside area designated for eating or drinking or be permitted to be consumed in the parking area or other exterior areas of the premises.

k. Loitering shall be prohibited on or around the premises or the area under control of the owner.

l. The exterior of the premises shall be kept free of litter, and graffiti shall be removed within 24 hours.

m. There shall be no smoking permitted within 20 feet of any entrance to the establishment.

n. Autos and/or Motorcycles can not exceed marked parking spaces in parking lot.

o. All outside signs or lights must be hooded, shielded or dark sky lighting. No flashing lights or signs shall be permitted on the exterior of the establishment.

p. Petitioner waives all rights to petition the Department to modify or delete any condition attaching to the license, for a period of five (5) years from the date of license issuance

Westside 4-H

Co- Community Leaders -
Terri Hartman 949-7472, Darla Butler 728-9402
Address- 47745 85th St. W. Lancaster, Ca. 93536

February 2, 2009

To whom it may concern,

We are writing this letter to day in hopes of giving you an idea of what our 4-H Club is about. Our club consists of approximately 50 children who range in age of 5 to 19 years of age. With the help of approved volunteers throughout the Antelope Valley, we strive to teach our youth skills that will help them succeed in life as well as give back to the community that supports them. The Antelope Acres Community Center is the only location in our area that can support our needs. We use this center to hold our meeting and events which include: our general meeting, Arts and Crafts, Computer, Cooking, Floral, Leadership, Community Service, Tole Painting, Beef, Sheep, Swine, Dog, Horse, Pygmy, Dairy and Market Goat, Rabbit, Poultry, and Photography. These meetings are all held once a month at different times and on different days. We also have Fund-raising events, County events, Camp-outs, Showmanship classes (livestock are brought to the community center), and it also serves as our community outreach for the 4-H program. This program is for the youth and is run by the youth in the Antelope Acres. I hope this help you understand what our 4-H is all about.

Thank you for your time,

Terri Hartman
Westside 4-H

January 31, 2009

Los Angeles County Regional Planning Commission
320 West Temple St
Los Angeles, CA 90012

RE: Notice of Hearing - Feb 4, 2009
Case #200800014-(5)
Project #R2008-00138(5)

To Whom It May Concern,

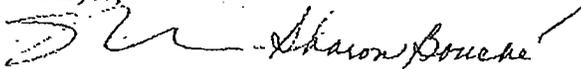
We vehemently oppose the opening of any bar in Antelope Acres. Such an establishment would only serve to increase drunk driving and crime in a quiet rural area. The Cactus Inn is a known Vago biker club house. Since the closing of the Cactus Inn in Palmdale, the "club" has been looking for a new place to hang out, and it seems Antelope Acres provides just the kind of setting they like. Remote from law enforcement and surrounded by quiet families who are most likely easily intimidated. The sight of numerous choppers lined up outside any establishment is not very welcoming to the average family.

Law enforcement services are sparse, with only one or two deputies allotted to work the entire west unincorporated area. No doubt the proposers of this establishment are aware of this fact. The seedy element attracted by such a business will be un-checked much of the time. Giving the opportunity for unruly behavior, drunk driving, and crime to rise.

We do not oppose the opening of a family type restaurant or coffee shop with reasonable operation hours. However, we oppose the sale of any alcohol and the proposed closing time of 2:00 a.m.

We urge you to consider the impact on the citizens of our small community and the threat such an establishment poses to the welfare of our children.

Thank you,



Stephen & Sharon Bouche
8844 West Avenue D-2
Antelope Acres, CA 93536

Feb 03 09 03:35p

P. 2

All
Mr. Norm Hinkley

I am writing this letter in regards to the subject of the conditional use permit that may be issued in the name of the Cactus Inn. This is a quiet community where music, yelling and any loud noises carry far in the quiet evening. A family restaurant that stays open until 2 am is not wanted in this area.

Most of the residents in Antelope Acres are sleeping by 8-9 pm and do not take their children out to the family restaurant after these hours. This kind of facility brings loud music, screaming and a lot of drunk drivers. More than in town due to the fact that we do not have a lot of patrol cars around, so people drive carelessly. We have very few cars on our streets after 8 or 9. We have already had two children killed and a few injured for life due to drunk drivers. We do not need more.

We live here for the quiet beautiful, star lit evenings. Please do not let this take away what we love so much in Antelope Acres - peace and quiet and a good nights sleep after a long day.

Thank you

Richard & Carol Prenosil

Richard & Carol Prenosil
8056 W Ave D-10
Antelope Acres, CA 93536

From: wtidel@att.net [mailto:wtidel@att.net]
Sent: Tuesday, February 03, 2009 2:00 PM
To: Hickling, Norm
Subject: Project No. R2008-00138-(5) Cactus Inn

Dear Mr. Hickling,

I would like to sight my opposition to the proposed conditional use permit for the Cactus Inn located in Antelope Acres.

I feel that a bar that will be opened from 6:00 am to 2:00 am, does not serve any useful purpose in our rural community.

I am further concerned with the possibility of traffic in and out of this establishment, being a danger to school children arriving and departing on school buses during their hours of business operation. The two lane road that this bar is on, serves as a multiple school bus pick up point. The possibility of inibriated patrons leaving this facility while children are present should not be tolerated.

I also contend that the rural residents of this area have no need for the noise that will be created by this establishment, nor the possible type of clientele this establishment may bring.

Please advise the Regional Planning Commission on my behalf regarding this matter.

Sincerely,
Tom Lawthers
Antelope Acres, CA

From: Caryl Mercy [mailto:mcdogs@gmail.com]
Sent: Tuesday, February 03, 2009 3:03 PM
To: Hickling, Norm
Subject: RE: Antelope Acres Conditional Use permit

Dear Norm, I wish to voice my objection to the granting of a conditional use permit to the Cactus Inn on 90th Street West in Antelope Acres. The Cactus Inn is not a family-oriented restaurant as it claims. The permit applied for allows the Cactus Inn to sell beer, wine and distilled spirits to its customers, so this business is, in fact, a bar. Additionally, a family restaurant in a rural community does not stay open until 2:00 AM. Most residents of this area commute to work and therefore go to bed early in order to rise early in the morning. Also, since the high school buses pick up students from our area as early as 6:20 AM, families are not going to keep their adolescent children out at restaurants until 2:00 in the morning. I leave for work at 6:15 AM as does my neighbor. Therefore, it is important to me that it is quiet by 9:00 PM each weeknight. A bar such as the Cactus Inn will attract serious drinkers, produce loud noise and/or music and will endanger the peaceful atmosphere that residents of the Antelope Acres community cherish. Also, since there is no public transportation available in Antelope Acres, people who drink at the Cactus Inn until they are drunk will be forced to get into their vehicles and drive through our neighborhood endangering the residents. This is definitely not the type of establishment which fits the lifestyle of most Antelope Acres residents and the people who are applying for this permit are wrong if they believe the community will patronize this type of business. Thank-you, Caryl and Michael Mercy

-----Original message-----

From: Colleen Schiller [mailto:darksy@qnet.com]
Sent: Tuesday, February 03, 2009 12:29 PM
To: Hickling, Norm
Subject: Cactus Inn Concerns

Dear Mr. Hickling:

We are contacting you regarding our concerns of the possible issue of CUP 20080014-(5) better known as the Cactus Inn Bar & Grill. We are asking the County of Los Angeles to deny the future operation of a bar at this location. We are also asking that a restaurant be required to operate on a schedule similar to other businesses in the same area of Antelope Acres.

The proposed Cactus Inn Bar & Grill is located in the middle of a rural residential community and will disturb the peace and quiet enjoyment of properties within our community. We oppose the operation of a bar and live entertainment proposed at this location.

One major concern is the noise that could be created by live entertainment, talking, outside dining and game areas (horseshoes), and transient auto and motorcycle traffic. Also, the proposed operation hours of 6 am to 12 pm could mean increased noise that will be generated between the hours of 10 pm and 7 am, the time that low decibel levels set by the County must be observed. Our area is very quiet and such activities as those mentioned

prior will generate noise above the ambient noise level allowed by the Los Angeles County noise ordinance and could well violate Title 13 as well.

We are also concerned about the nature of the clientele that will follow the Cactus Inn from its old location on Fort Tejon Road in East Palmdale.

When

asked about the Cactus Inn, many people have responded that it was a "biker bar" frequented by the Vagos motorcycle gang. We realize that our area is difficult to police and that this type of customer could represent a significant threat to our family oriented community. We also know that there is not enough local business to support such an establishment and that

means that increased numbers of non-resident vehicles will be using the roads and entering our residential neighborhood. Noise, increased smog,

loud radio music, and accidents can be anticipated. Increased traffic on resident-maintained dirt roads is also a problem raising dust and drainage concerns.

Drunk driving is always a problem associated with the operation of a bar. The service of alcohol for on site consumption could seriously endanger the youth and equestrians using the easements along the roads traversing our community. We also have many school bus stops along 90th Street west that could be vulnerable to accidents by inebriated drivers.

Please do not allow the operation of a bar without food service or extended hours of operation of any establishment in our community. Property values are low enough without allowing a property (owned by an absentee land lord)

to invite an undesirable element into our midst and causing further depreciation. Working residents and families need peace and quiet - not

live music and bikes. Please keep our community a quiet, safe, rural place to live and raise our families.

Sincerely-
Mike & Colleen Schiller
Antelope Acres

Regional Planning Commission Transmittal Checklist

Hearing Date

February 4, 2009

Agenda Item Number

6

Project Number: R2008-00138-(5)
 Case(s): Conditional Use Permit No. 200800014-(5)
 Contact Person: Andrew Svitek

Included	NA/None	Document
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Factual
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Property Location Map
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Staff Report
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Draft Findings
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Draft Conditions
<input type="checkbox"/>	<input checked="" type="checkbox"/>	DPW Letter
<input type="checkbox"/>	<input checked="" type="checkbox"/>	FD Letter
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Other Department's Letter(s)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Burden Of Proof Statement(s)
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Environmental Documentation (IS, MMP, EIR)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Opponent And Proponent Letters
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Photographs
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Resolution (ZC Or PA)
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Ordinance with 8.5 X 11 Map (ZC Or PA)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Land Use Radius Map
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Site Plan And Elevations
<input type="checkbox"/>	<input type="checkbox"/>	

Reviewed By:

Anna B. Mass



Los Angeles County Department of Regional Planning
 320 West Temple Street
 Los Angeles, California 90012
 Telephone (213) 974-6443

PROJECT NUMBER R2008-00138(5)
CONDITIONAL USE PERMIT 200800014-(5)

PUBLIC HEARING DATE 2/04/09	AGENDA ITEM
RPC CONSENT DATE	CONTINUE TO

APPLICANT James Morales (Cactus Inn)	OWNER Mini Investments, LP	REPRESENTATIVE James Morales
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ENTITLEMENT REQUEST
 Conditional Use Permit to authorize the sale of alcoholic beverages (beer, wine and distilled spirits) for on-site consumption located in the C-3 (Unlimited Commercial) Zone.

PROJECT DESCRIPTION
 There is an existing one-story commercial building measuring 1,630 square feet that the applicant proposes to use as a new restaurant and bar. There is no new construction proposed. There are 23 parking spaces provided in a parking lot measuring approximately 9,800 square feet. The rear portion of the lot contains an existing single-family residence measuring 1,400 square feet.

LOCATION/ADDRESS
 47904 90th St W., unincorporated Lancaster, CA 93536.

SITE DESCRIPTION
 The parcel is approximately 156 feet (western street frontage) by 635 feet depth. The western half portion of the parcel is located in the C-3 (Unlimited Commercial) Zone and the eastern half portion of the parcel is in the A-1-1 (Light Agricultural, Minimum 1 Acre Lot Size) Zone. The parcel is relatively flat.

ACCESS 90 th Street W.	ZONED DISTRICT Antelope Valley West
ASSESSORS PARCEL NUMBER 3220-018-004	COMMUNITY Antelope Valley
SIZE 2.35 Acres	COMMUNITY STANDARDS DISTRICT N/A

	EXISTING LAND USE	EXISTING ZONING
Project Site	Vacant Commercial, Residential	C-3 (Unlimited Commercial) and A-1-1 (Light Agricultural, Minimum 1 Acre Lot Size)
North	Residential	C-3 (Unlimited Commercial)
East	Residential	A-1-1 (Light Agricultural, Minimum 1 Acre Lot Size)
South	Vacant	R-3 (Limited Multiple Residence)
West	Residential	C-3 (Unlimited Commercial)

GENERAL PLAN Antelope Valley	DESIGNATION N-1 (Non-Urban)	MAXIMUM DENSITY 1 unit per 2 acres max
--	---------------------------------------	--

ENVIRONMENTAL DETERMINATION
 Class 1 Categorical Exemption – Existing Facilities

RPC LAST MEETING ACTION SUMMARY

LAST RPC MEETING DATE	RPC ACTION	NEEDED FOR NEXT MEETING
MEMBERS VOTING AYE	MEMBERS VOTING NO	MEMBERS ABSTAINING/ABSENT

TO BE COMPLETED ONLY ON CASES TO BE HEARD BY THE BOARD OF SUPERVISORS

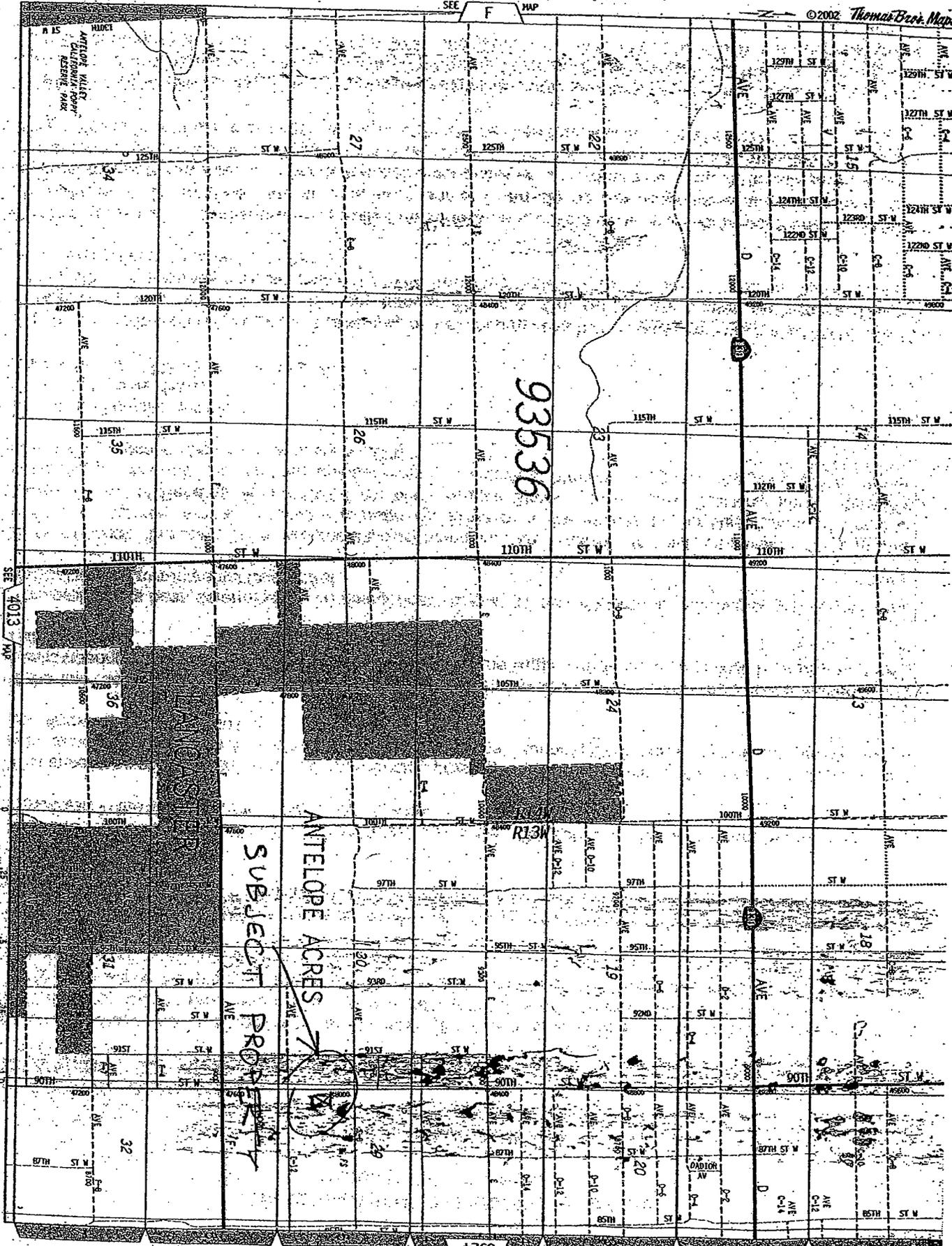
STAFF CONTACT PERSON:		
RPC HEARING DATE(S)	RPC ACTION DATE	RPC RECOMMENDATION
MEMBERS VOTING AYE	MEMBERS VOTING NO	MEMBERS ABSTAINING
STAFF RECOMMENDATION (PRIOR TO HEARING):		
SPEAKERS* (O) (F)	PETITIONS (O) (F)	LETTERS (O) (F)

*(O) = Opponents (F) = In Favor

ANTELOPE HILLS
CALIFORNIA COPPER
RESERVE PARK

93536

ANTELOPE ACRES
SUBJECT PROPERTY



STAFF ANALYSIS
PROJECT NUMBER R2008-00138-(5)
Conditional Use Permit 200800014-(5)

ENTITLEMENT REQUEST

The applicant is requesting a Conditional Use Permit to authorize the sale of alcoholic beverages (beer and wine) for on-site consumption in conjunction with a proposed new restaurant to be located in an existing building located in the C-3 (Unlimited Commercial) Zone.

PROJECT DESCRIPTION

The applicant proposes to use an existing one-story commercial building measuring 1,630 square feet as a new restaurant and bar. There is no new construction proposed. There are 23 parking spaces provided in a parking lot measuring approximately 9,800 square feet. The rear portion of the lot contains an existing 1,400 square foot single-family residence.

LOCATION

The subject property is located at 47904 90th St., in the unincorporated community of Antelope Acres, and in the Antelope Valley West Zoned District. The subject property is adjacent to 90th Street West between West Avenue 8th and West Avenue 12th. The western half portion of the parcel is located in the C-3 (Unlimited Commercial) Zone and the eastern half portion of the parcel is in the A-1-1 (Light Agricultural, Minimum One Acre Lot Size) Zone.

SITE PLAN DESCRIPTION

The 2.35 acre property is flat and rectangular in size with dimensions of approximately 156 feet (western street frontage) by 635 feet depth. The property is currently developed with a commercial building on the western portion of the parcel and a residence with accessory structures on the eastern portion of the parcel.

ENVIRONMENTAL DETERMINATION

The Department of Regional Planning has determined that a Categorical Exemption, Class 1 – Existing Facilities, is the appropriate environmental documentation under California Environmental Quality Act (CEQA) reporting requirements.

LEGAL NOTIFICATION AND PUBLIC OUTREACH

Pursuant to the provisions of Sections 22.60.174 and 22.60.175 of the County Code, the community was appropriately notified of the public hearing by mail, newspaper, property posting, library posting and DRP website posting.

PREVIOUS CASES/ZONING HISTORY

Plot Plan Review Case No. 49968 was a request for the conversion of an existing restaurant to a retail store with on-site manufacturing of salsa. It required a total of 7

standard parking spaces including one handicapped space. It was approved administratively on August 12, 2004.

Certificate of Compliance Case No. 2008-00220 was approved on November 12, 2008.

EXISTING ZONING

Subject Property

Zoning on the subject property is C-3 (Unlimited Commercial) and A-1-1 (Light Agricultural, Minimum 1 Acre Lot Size).

Surrounding Properties

Surrounding zoning consists of:

North: C-3 (Unlimited Commercial)
South: R-3 (Limited Multiple Residence)
West: C-3 (Unlimited Commercial)
East: A-1-1 (Light Agricultural, Minimum 1 Acre Lot Size)

Existing Land Uses

Subject Property

The property is currently developed with an existing one-story commercial building and a single family residence and accessory structures.

Surrounding Properties

Surrounding land uses include:

North: single family residence
South: vacant property
West: single family residence
East: community center

The land use radius map submitted by the applicant indicates that there are no other locations that sell alcohol within a 600' radius of the subject property.

STAFF EVALUATION

General Plan Consistency

The subject property is designated as "N-1" (Non-Urban 1) which allows for 0.5 dwelling units per acre (0.5 du/ac) in the Antelope Valley Areawide General Plan.

The Antelope Valley Areawide General Plan describes Antelope Acres (Page IV-3) as follows:

[Antelope Acres is the] community centered around the intersection of Ave. E-8 and 90th Street West in the western Antelope Valley. The area consists of a series of larger parcels which are either homesites or ranchsites. The Plan recognizes this lifestyle. The entire area is generally designated as "Non-Urban 1" and is within an "Agricultural Opportunity Area." Areas adjacent to the Ave. E-8/90th Street West intersection are

designated as "Commercial" to recognize the existing uses and to provide for moderate expansion of the locally oriented commercial services.

Non-residential uses in non-urban areas may be allowed provided that the application process includes the public hearing process and appropriate conditioning of the design of the project such that the negative impacts on adjacent uses will be minimized. Local and highway oriented commercial uses to serve the needs of local residents and travelers can be allowed, pursuant to the development guidelines for non-residential uses in non-urban areas (page VI-5 and VI-24).

The sale of beer and wine for on-site consumption, in conjunction with a restaurant, can be found consistent with the Non-Urban 1 category.

Compliance with Antelope Valley Areawide General Plan Policies

The proposed use can be found in compliance with the policies of the Antelope Valley Areawide General Plan for Non-Residential Uses in Non-Urban Areas (pages VI-24 and VI-25.)

a) Location

(1) The proposed use should be located and designed so as not to conflict with established community land use and circulation patterns.

The proposed restaurant is located in a commercial area and on the major thoroughfare.

(2) The necessary public services and infrastructure should be readily available.

The proposed restaurant has sufficient parking, a commercial sewer, and all utility services. There is a volunteer Los Angeles County Fire Department Station in close proximity. The community is served by the Lancaster Office of the Los Angeles County Sheriff.

(3) The proposed use should be located and designed so as to provide an appropriate buffer between potentially disruptive, polluting or hazardous uses and other existing development.

The proposed restaurant would be located in an existing commercial building. The project site, including the restaurant building and the parking lot has an existing fence to protect the property against vandalism. The surrounding uses consist of residences to the north and west (across 90th West), vacant property to the south, and a community center to the east. It is not anticipated that the proposed use needs any additional screening from the surrounding uses.

(4) The proposed use shall be located and designed so as to minimize the scenic, noise, and odor impacts on adjacent neighborhoods and other adjacent land uses.

The proposed restaurant is buffered by open space. The residence to the north is located approximately 200 feet from the commercial building and the subject site has landscaping along the northern edge of property to shield the parking lot. The

residence to the west is on the other side of 90th Street West and is approximately 150 feet from the commercial building. The residence to the east is on the same lot and it is approximately 250 feet from the commercial building. The residence to the south is approximately 540 feet to the south and is buffered by 2 vacant parcels.

(5) The proposed use shall be located in areas deemed suitable from an ecologic, geologic and topographic standpoint.

The proposed restaurant is located in an existing building in a designated commercial area and meets this requirement.

b) Access

(1) Access, egress and on-site parking should be provided in a manner which maximizes safety and convenience, and minimizes adverse impacts on surrounding land use patterns.

There is an adequate shoulder along 90th West to facilitate vehicles entering the parking lot and parking lot meets all appropriate standards.

(2) The design and location of the project should insure that the transport of toxic, explosive, or hazardous substances will avoid existing residential communities.

The proposed use is a restaurant, and no transportation of toxic, explosive, or hazardous substances will take place.

c) Design

(1) The proposed site should be appropriately landscaped such that the development blends into the surrounding landscape as much as possible. Appropriate landscaping should include, whenever practical, materials appropriate to desert environs.

The site has landscaping along the northern edge of the property containing cactus plants which are appropriate for the desert environs.

(2) The proposed site should be appropriately fenced, if necessary.

The site has an existing 6-foot chain link fence enclosing the perimeter of the commercially-zoned portion of the parcel, which includes the commercial building, the parking lot, and vacant land to the east.

(3) Consideration should be given to appropriate hours of operation.

The appropriate hours of operation for the restaurant will be determined at the public hearing. Staff has included proposed hours of operation in the attached draft conditions of approval.

(4) Outdoor advertising should be designed in such a way to minimize negative impacts on adjacent properties.

The applicant will submit proposed outdoor advertising signs in compliance with the zoning code requirements for the C-3 Zone.

(5) If located in a hillside area, the proposed site should be designed so as to minimize necessary grading and to take advantage of existing hillside contours. The design should also minimize the scenic and geologic impacts of the project, particularly erosion and land slippage.

The subject property is not located in a hillside area.

Zoning Ordinance and Development Standards Compliance

The development standards in the C-3 (Unlimited Commercial) Zone are as follows:

A. Lot Coverage

The C-3 Zone Development Standards require that not more than 90 percent of the net area be occupied by buildings, with a minimum of 10 percent of the net area landscaped with a lawn, shrubbery, flowers and/or trees, which shall be continuously maintained in good condition. Incidental walkways, if needed, may be developed in the landscaped area.

The subject property is 2.3 acres in size. The restaurant building measures 1,630 square feet, the parking lot measures 9,800 square feet, and the single-family residence measures 1,400 square feet, with additional accessory structures measuring approximately 500 square feet. The total area occupied by buildings is approximately 3,530 square feet, or approximately 4% of the total lot area. The site plan depicts the portion of the lot designated for commercial use as 30,888 square feet, of which 3,088 square feet (10% of total area of the commercial portion of the parcel) is designated for landscaping. The applicant has planted drought-tolerant landscaping consisting of cactus plants.

B. Parking Facilities

The C-3 Zone Development Standards require that there be parking facilities as required by Part 11 of Chapter 22.52. Chapter 22.52.1110 determines the number of parking spaces required for "entertainment, assembly and dining" as follows: "Except as otherwise provided in this Part 11, every structure used for amusement, assembly, drinking, eating or entertainment shall provide one or more automobile parking spaces (1) for each three persons based on the occupant load as determined by the county engineer."

The County engineer has determined that the occupancy load is 66. Based on this occupancy load and the 1 space per 3 persons, the subject property requires 22 parking spaces. Twenty-three spaces are provided on-site.

Chapter 22.52.1070 requires at least one accessible parking space (one accessible space is required if the site contains between 1-40 total parking spaces). The site plan shows that one accessible parking space is provided.

The parking spaces provided on the subject property are in compliance with all applicable standards required by Chapter 22.52.1005 through Chapter 22.52.1084

C. Outside Display and Signage

The C-3 Zone Development Standards require that "except for the [certain permitted] uses, all display in Zone C-3 shall be located entirely within an enclosed building unless otherwise authorized by a temporary use permit. Freestanding signs are permitted at 150 square feet plus three-fourths square foot of sign area for each one foot of street or highway frontage in excess of 100 feet.

The applicant has not determined the signage at the time of this application and will submit an exhibit showing the proposed signs, their location, and will be in compliance with the appropriate zoning code requirements.

D. Outside Storage.

The C-3 Zone Development Standards require that any outside storage be located "on the rear of a lot or parcel of land in Zone C-3 when such storage is strictly incidental to the permitted use existing in a building on the front portion of the same lot or parcel of land, and provided no storage is higher than the enclosure surrounding it nor nearer than 50 feet to the front property line. Any outdoor area used for storage shall be completely enclosed by a solid masonry wall and solid gate, not less than five feet nor more than six feet in height, except that the director may approve the substitution of a fence or decorative wall where, in his opinion, such wall or fence will adequately comply with the provisions of this section. All such requests for substitution shall be subject to the provisions of Part 12 of Chapter 22.56, on director's review."

The draft conditions of approval require the applicant to enclose the garbage bin within walls. The site does not contain and the applicant is not proposing any additional storage on the site.

Neighborhood Impact/Land Use Compatibility

The surrounding area is characterized as rural residential and consists of predominantly 2 or 2.5 acre parcels consisting of single family dwellings. It is also common for parcels in Antelope Acres to be presently undeveloped. The site of the project is a community-serving commercial area and 90th Street West is the major north-south thoroughfare through this area. There are two markets approximately 400 to 500 feet to the north and across 90th Street West, one which is also a gas station, and both of which also have off-sale full-line alcohol beverage sale licenses. The Antelope Acres Community Center extends to the east of the subject property, but access to the community center is from the north which is West Avenue E 8.

Staff is of the opinion that the small size of the proposed restaurant (66 person occupancy) , if appropriately conditioned, can be found to not have a significant impact

on the immediate neighborhood and will serve a need that is presently not available in the surrounding community.

If the Regional Planning Commission approves this project, staff recommends that the Commission give consideration to the proposed conditions from the Los Angeles County Sherriff.

BURDEN OF PROOF

Burden of Proof per Code for Conditional Use Permits

Pursuant to Los Angeles County Code Section 22.56.040 the applicant must meet the burden of proof requirements for Conditional Use Permits.

1. That the requested use at the location proposed will not:
 - A. Adversely affect the health, peace, comfort or welfare of persons residing or working in the surrounding area, or
 - B. Be materially detrimental to the use, enjoyment or valuation of property of other persons located in the vicinity of the site, or
 - C. Jeopardize, endanger or otherwise constitute a menace to the public health, safety or general welfare.
2. That the proposed site is adequate in size and shape to accommodate the yards, walls, fences, parking and loading facilities, landscaping and other development features prescribed in this Title 22, or as is otherwise required in order to integrate said use with the uses in the surrounding area.
3. That the proposed site is adequately served:
 - A. By highways or streets of sufficient width and improved as necessary to carry the kind and quantity of traffic such use would generate, and
 - B. By other public or private service facilities as are required.

Burden of Proof

The applicant is required to substantiate all facts identified by Section of the Los Angeles County Code. The Burden of Proof with applicant's responses is attached. Staff is of the opinion that the applicant has met the burden of proof.

Applicant's Burden of Proof Responses

See Attached.

Addendum Burden of Proof – Alcoholic Beverage Sales

Pursuant to Los Angeles County Code Section 22.56.195 the applicant must meet the burden of proof requirements for alcoholic beverage sales.

1. That the requested use at the proposed location will not adversely affect the use of a place used exclusively for religious worship, school, park, playground or any similar use within a 600-foot radius;
2. That the requested use at the proposed location is sufficiently buffered in relation to any residential area within the immediate vicinity so as not to adversely affect said area;

3. That the requested use at the proposed location will not result in an undue concentration of similar premises, or that the public convenience or necessity for the proposed facility selling alcoholic beverages for off-site consumption outweighs the fact that it is located within 500 feet of any other facility selling alcoholic beverages for either on-site or off-site consumption, in which case the shelf space devoted to alcoholic beverages shall be limited to not more than five percent of the total shelf space in the establishment;
4. That the requested use at the proposed location will not adversely affect the economic welfare of the surrounding community;
5. That the exterior appearance of the structure will not be inconsistent with the exterior appearance of commercial structures already constructed or under consideration within the immediate neighborhood so as to cause blight, deterioration, or substantially diminish or impair property values within said neighborhood.

COUNTY AND STATE DEPARTMENT COMMENTS AND RECOMMENDATIONS

Staff submitted the project to the California Department of Alcoholic Beverage Control ("ABC"), the Los Angeles County Fire Department and to Los Angeles County Sheriff for comments and recommendations.

The proposed restaurant is located in Census Tract 9009 which allows 2 on sale and 2 off sale licenses as calculated by the population. There are 3 existing on sale licenses and 2 existing off sale licenses. Two of the existing off-sale licenses are located at the markets located in Antelope Acres, but there is no on-sale license in Antelope Acres. The crime reporting district is 1187 and the area is not classified a high crime reporting district.

The Los Angeles County Fire Department has cleared the project for public hearing, as there are no Fire Department Land Development Unit Requirements for the sale of alcohol beverages. The Improvement plans are to be submitted to the fire department's Lancaster Fire Prevention Office – Engineering Unit.

The Los Angeles County Sheriff, Lancaster Station, has submitted a letter to staff which is enclosed, which takes no position on the project. The Lancaster Office also provided the call history for the former site of the Cactus Inn, which was located within the City of Palmdale and was under the jurisdiction of the Palmdale Station. The letter from the Los Angeles County Sheriff provides proposed conditions of approval for use in the event of approval, and staff has incorporated those conditions in the proposed draft conditions of approval.

Staff contacted the City of Palmdale Planning Department for information about any zoning enforcement violations on the property and was informed that no violations were recorded.

PUBLIC COMMENTS

The applicant has attended two community meetings. The first meeting was held in April or May of 2008 at the Antelope Acres Community Center. The second meeting was an official meeting of the Antelope Acres Town Council held on January 21, 2009. At the time of this report, staff has not received official statements from the Town Council or from the Community Center.

Comments Received in Opposition

Staff has received a total of 5 emails from members of the community in opposition of the approval of the alcohol permit. Staff has also received a total 2 phone calls expressing concerns about the proposed project, one from a representative of the Town Council and one from a representative of the Community Center.

Staff has been informed that the California Department of Alcohol and Beverage Control has received numerous letters of protest from the community in response to a notice of hearing that was posted by the applicant for an application with ABC. At the time of this report, staff is obtaining all the correspondence written by community to ABC. There are members of the community who wrote letters of protest to ABC who have not submitted similar letters to staff.

Some of the general concerns expressed are:

- the community's experience with activities occurring at a previous bar establishment that was managed by another individual but was located at the same location.
- whether the applicant had a good track record and level of service calls by the Los Angeles County Sherriff at his previous bar/restaurant location in Palmdale
- that having a bar in this location may increase the likelihood car accidents due to drunk drivers
- noise from cars and motorcycles traveling to and from the restaurant, especially late at night.
- noise from patrons at the restaurant, especially late at night.
- whether the proposed restaurant will be out of character for the community and its rural lifestyle.
- whether the restaurant will cater to the immediate community or draw clientele from the larger region.

Comments Received In Support

Staff has received a petition from the applicant with 120 signatures in favor of this request (see attached).

The applicant believes that the community in general is welcoming of his establishment as there are few options for the residents and that the Town Council does not reflect the

general community. The applicant believes that he has a good track record of running a restaurant at his previous location for 16 years and that he served a broad spectrum of the community.

The applicant presented his proposal at the Antelope Acres Town Council meeting on January 21, 2009.

FEES/DEPOSITS

If approved, fees identified in the attached project conditions will apply unless modified by the Regional Planning Commission.

STAFF RECOMMENDATION

No Recommendation

Staff makes **NO RECOMMENDATION** as to the approval or denial of Conditional Use Permit 200800014-(5) as staff has currently staff has not received the official decision of the Antelope Acres Town Council.

SUGGESTED APPROVAL MOTION

I MOVE THE PUBLIC HEARING BE CLOSED AND THAT THE REGIONAL PLANNING COMMISSION APPROVE CONDITIONAL USE PERMIT 200800014-(5) – PROJECT R2008-00138-(5) AND ADOPT THE FINDINGS FOR APPROVAL.

SUGGESTED DENIAL MOTION

I MOVE THE PUBLIC HEARING BE CLOSED AND THAT THE REGIONAL PLANNING COMMISSION DENY CONDITIONAL USE PERMIT 200800014-(5) – PROJECT R2008-00138-(5) AND ADOPT THE FINDINGS FOR DENIAL.

Prepared by Andrew Svitek, Regional Planning Assistant II
Reviewed by Maria Masis, Supervising Regional Planner, Zoning Permits Section II

Attachments:

- Draft Conditions of Approval
- Draft Findings for Approval
- Applicant's Burden of Proof Statement for the Conditional Use Permit
- Applicant's Supplemental Burden of Proof Statement for the Alcohol Permit
- Site Photographs
- Site Plan
- Land Use Map

**DRAFT FINDINGS [FOR APPROVAL] AND ORDER OF THE REGIONAL PLANNING
COMMISSION COUNTY OF LOS ANGELES**

**PROJECT NUMBER R2008-00138-(5)
CONDITIONAL USE PERMIT NO. 200800014-(5)**

REQUEST:

The applicant is requesting a Conditional Use Permit to authorize the sale of alcoholic beverages (beer and wine) for on-site consumption in conjunction with a proposed new restaurant to be located in an existing building located in the C-3 (Unlimited Commercial) Zone.

REGIONAL PLANNING COMMISSION HEARING DATE: February 4, 2009

PROCEEDINGS BEFORE THE REGIONAL PLANNING COMMISSION:

Findings

1. The applicant is requesting a Conditional Use Permit to authorize the sale of alcoholic beverages (beer and wine) for on-site consumption in conjunction with a proposed new restaurant to be located in an existing building located in the C-3 (Unlimited Commercial) Zone.
2. The subject property is located at 47904 90th St West in the Antelope Valley West Zoned District.
3. The 2.3 acre subject property is flat and rectangular in shape. The property is currently developed with an existing one-story commercial building proposed for restaurant use, 23 parking spaces, a single family residence in the rear of the property with accessory structures.
4. Surrounding properties are zoned as follows:
C-3 (Unlimited Commercial) to the North
R-3 (Limited Multiple Residence) to the South
C-3 (Unlimited Commercial) to the West
A-1-1 (Light Agricultural, Minimum 1 Acre Lot Size) to the East
5. Land uses within 1,000 feet of the subject property consist of the following:
North: markets, utility company substation, single family residential and vacant
South: vacant and single family residential
West: single family residential and vacant
East: community center, vacant, single family residential
6. The land use radius map submitted by the applicant indicates that there are two locations that sell alcohol within a 600' radius of the subject property. The two

locations sell a full line of alcoholic beverages for off-site consumption. There is no other establishment within a 600' foot radius for on-site consumption.

7. The subject property is zoned C-3 (Unlimited Commercial) and R-1-1 (Light Agricultural, Minimum 1 Acre Lot Size)
8. The subject property is designated as "N-1" - Non-Urban in the Countywide General Plan. Non-residential uses in non-urban areas may be allowed provided that the application process includes the public hearing process and appropriate conditioning of the design of the project such that the negative impacts on adjacent uses will be minimized. Local and highway oriented commercial uses to serve the needs of local residents and travelers can be allowed, pursuant to the development guidelines for non-residential uses in non-urban areas (page VI-5 and VI-24). The sale of beer and wine for on-site consumption, in conjunction with a restaurant, can be found consistent with the Non-Urban 1 category.
9. The applicant's site plan depicts the existing one-story commercial building measuring 1,630 square feet that the applicant proposes to use as a new restaurant and bar; the plan also shows 23 parking spaces provided in a parking lot measuring approximately 9,800 square feet. The rear portion of the lot contains an existing single-family residence measuring 1,400 square feet.
10. The proposed restaurant use in the commercial building complies with the required development standards of the C-3 zone pursuant to Section 22.28.220 of the County Code (Zoning Ordinance) as follows:

That not to exceed 90 percent of the net area be occupied by buildings, with a minimum of 10 percent of the net area landscaped with a lawn, shrubbery, flowers and/or trees, which shall be continuously maintained in good condition. The applicant's site plan depicts approximately 3 percent of the subject property occupied by buildings and 10 percent of the net commercially zoned area landscaped. The applicant's site plan is in compliance with the County Code.

That there be parking facilities as required by Part 11 of Chapter 22.52. Section 22.52.1110 of the County Code which requires 3 parking spaces per each person of the occupancy load. The applicant's site plan depicts 23 automobile parking spaces. The applicant's site plan is in compliance with the County Code's parking requirements.

All display shall be located entirely within an enclosed building unless otherwise authorized by a temporary use permit. The applicant is not proposing outside display as part of this request.

Outside storage is permitted on the rear of a lot or parcel of land when such

storage is strictly incidental to the permitted use. The applicant is not proposing outside storage as part of this request.

11. On December 23, 2008, public hearing notices were mailed out to property owners within 1000 feet of the subject property; the Department of Alcoholic Beverage Control was also notified of the hearing. Advertisements were submitted for publication to in the Antelope Valley Press on the same dates. Case-related material, including the hearing notice, factual and burden of proof were sent on the same date the Lancaster Public Library. According to the applicant, the hearing notice was posted on the property 30 days prior to the public hearing.
12. Staff has received a letter stating no position on the proposed use from the Los Angeles County Sheriff.
13. The applicant has submitted a petition with approximately 120 signatures expressing support in favor of the proposed restaurant.
14. Six emails in opposition to this project have been received and presented to the Commission. Numerous letters of opposition have been submitted to the California Department of Alcohol and Beverage Control in opposition to the applicant's application.
15. An undue concentration of Type 42 (On-Sale Beer and Wine) licenses exists within the census tract of the subject property. The Commission finds that the proposed restaurant with the sale of beer and wine would be a convenience and necessity within this community as there is no establishment with an on-sale license in the Antelope Acres community.
16. The Commission finds that the applicant has demonstrated that support exists in the community for this application.
17. The Commission finds that, with appropriate restrictions on operation as set forth in the conditions of approval, the proposed use will be compatible with surrounding land uses.

BASED ON THE FOREGOING, THE REGIONAL PLANNING COMMISSION CONCLUDES:

Pursuant to Los Angeles County Code Section 22.56.195 the applicant has met the burden of proof requirements for alcoholic beverage sales.

1. That the requested use at the proposed location will not adversely affect the use of a place used exclusively for religious worship, school, park, playground or any

- similar use within a 600-foot radius;
2. That the requested use at the proposed location is sufficiently buffered in relation to any residential area within the immediate vicinity so as not to adversely affect said area;
 3. That the requested use at the proposed location will not result in an undue concentration of similar premises, or that the public convenience or necessity for the proposed facility selling alcoholic beverages for off-site consumption outweighs the fact that it is located within 500 feet of any other facility selling alcoholic beverages for either on-site or off-site consumption, in which case the shelf space devoted to alcoholic beverages shall be limited to not more than five percent of the total shelf space in the establishment;
 4. That the requested use at the proposed location will not adversely affect the economic welfare of the surrounding community;
 5. That the exterior appearance of the structure will not be inconsistent with the exterior appearance of commercial structures already constructed or under consideration within the immediate neighborhood so as to cause blight, deterioration, or substantially diminish or impair property values within said neighborhood.

REGIONAL PLANNING COMMISSION ACTION:

1. The Department of Regional Planning has determined that a Categorical Exemption, Class 1 – Existing Facilities, is the appropriate environmental documentation under California Environmental Quality Act (CEQA) reporting requirements.
 2. In view of the findings of fact and conclusions presented above, Conditional Use Permit 200800014-(5) is **APPROVED** subject to the attached conditions.
- c: Each Commissioner, Zoning Enforcement, Building and Safety

VOTE:

Concurring:

Dissenting:

Abstaining:

Absent:

Action Date:

PROJECT NUMBER R2008-00138-(5)
CONDITIONAL USE PERMIT 200800014-(5)

DRAFT
FINDINGS FOR
APPROVAL
Page 5 of 5.

AS
January 22, 2009

**DRAFT FINDINGS [FOR DENIAL] AND ORDER OF THE REGIONAL PLANNING
COMMISSION COUNTY OF LOS ANGELES**

**PROJECT NUMBER R2008-00138-(5)
CONDITIONAL USE PERMIT NO. 200800014-(5)**

REQUEST:

The applicant is requesting a Conditional Use Permit to authorize the sale of alcoholic beverages (beer and wine) for on-site consumption in conjunction with a proposed new restaurant to be located in an existing building located in the C-3 (Unlimited Commercial) Zone.

REGIONAL PLANNING COMMISSION HEARING DATE: February 4, 2009

PROCEEDINGS BEFORE THE REGIONAL PLANNING COMMISSION:

Findings

1. The applicant is requesting a Conditional Use Permit to authorize the sale of alcoholic beverages (beer and wine) for on-site consumption in conjunction with a proposed new restaurant to be located in an existing building located in the C-3 (Unlimited Commercial) Zone.
2. The subject property is located at 47904 90th St West in the Antelope Valley West Zoned District.
3. The 2.3 acre subject property is flat and rectangular in shape. The property is currently developed with an existing one-story commercial building proposed for restaurant use, 23 parking spaces, a single family residence in the rear of the property with accessory structures.
4. Surrounding properties are zoned as follows:
 - C-3 (Unlimited Commercial) to the North
 - R-3 (Limited Multiple Residence) to the South
 - C-3 (Unlimited Commercial) to the West
 - A-1-1 (Light Agricultural, Minimum 1 Acre Lot Size) to the East
5. Land uses within 500 feet of the subject property consist of the following:
 - North: markets, utility company substation, single family residential and vacant
 - South: vacant and single family residential
 - West: single family residential and vacant
 - East: community center, vacant, single family residential
6. The land use radius map submitted by the applicant indicates that there are two locations that sell alcohol within a 600' radius of the subject property. The two

locations sell a full line of alcoholic beverages for off-site consumption. There is no other establishment within a 600' foot radius for on-site consumption.

7. The subject property is zoned C-3 (Unlimited Commercial) and R-1-1 (Light Agricultural, Minimum 1 Acre Lot Size)
8. The subject property is designated as "N-1" - Non-Urban in the Countywide General Plan. Non-residential uses in non-urban areas may be allowed provided that the application process includes the public hearing process and appropriate conditioning of the design of the project such that the negative impacts on adjacent uses will be minimized. Local and highway oriented commercial uses to serve the needs of local residents and travelers can be allowed, pursuant to the development guidelines for non-residential uses in non-urban areas (page VI-5 and VI-24). The sale of beer and wine for on-site consumption, in conjunction with a restaurant, can be found consistent with the Non-Urban 1 category.
9. The applicant's site plan depicts the existing one-story commercial building measuring 1,630 square feet that the applicant proposes to use as a new restaurant and bar; the plan also shows 23 parking spaces provided in a parking lot measuring approximately 9,800 square feet. The rear portion of the lot contains an existing single-family residence measuring 1,400 square feet.
10. The proposed restaurant use in the commercial building complies with the required development standards of the C-3 zone pursuant to Section 22.28.220 of the County Code (Zoning Ordinance) as follows:

That not to exceed 90 percent of the net area be occupied by buildings, with a minimum of 10 percent of the net area landscaped with a lawn, shrubbery, flowers and/or trees, which shall be continuously maintained in good condition. The applicant's site plan depicts approximately 3 percent of the subject property occupied by buildings and 10 percent of the net commercially zoned area landscaped. The applicant's site plan is in compliance with the County Code.

That there be parking facilities as required by Part 11 of Chapter 22.52. Section 22.52.1110 of the County Code which requires 3 parking spaces per each person of the occupancy load. The applicant's site plan depicts 23 automobile parking spaces. The applicant's site plan is in compliance with the County Code's parking requirements.

All display shall be located entirely within an enclosed building unless otherwise authorized by a temporary use permit. The applicant is not proposing outside display as part of this request.

Outside storage is permitted on the rear of a lot or parcel of land when such

storage is strictly incidental to the permitted use. The applicant is not proposing outside storage as part of this request.

11. On December 23, 2008, public hearing notices were mailed out to property owners within 1000 feet of the subject property; the Department of Alcoholic Beverage Control was also notified of the hearing. Advertisements were submitted for publication to in the Antelope Valley Press on the same dates. Case-related material, including the hearing notice, factual and burden of proof were sent on the same date the Lancaster Public Library. According to the applicant, the hearing notice was posted on the property 30 days prior to the public hearing.
12. Staff has received a letter stating no position on the proposed use from the Los Angeles County Sheriff.
13. The applicant has submitted a petition with approximately 120 signatures expressing support in favor of the proposed restaurant.
14. Six emails in opposition to this project have been received and presented to the Commission. Numerous letters of opposition have been submitted to the California Department of Alcohol and Beverage Control in opposition to the applicant's application.
15. An undue concentration of Type 42 (On-Sale Beer and Wine) licenses exists within the census tract of the subject property. The Commission finds that the proposed restaurant with the sale of beer and wine would not serve the convenience and necessity within this community as there are two existing establishments within Antelope Acres.
16. The Commission finds that the applicant has not demonstrated that adequate support exists in the community for this application.
17. The Commission finds that, it will not be possible to place appropriate restrictions on operation of the proposed use to ensure that it will be compatible with surrounding land uses.

BASED ON THE FOREGOING, THE REGIONAL PLANNING COMMISSION CONCLUDES:

Pursuant to Los Angeles County Code Section 22.56.195 the applicant has met the burden of proof requirements for alcoholic beverage sales.

1. That the requested use at the proposed location will not adversely affect the use of a place used exclusively for religious worship, school, park, playground or any

- similar use within a 600-foot radius;
2. That the requested use at the proposed location is sufficiently buffered in relation to any residential area within the immediate vicinity so as not to adversely affect said area;
 3. That the requested use at the proposed location will not result in an undue concentration of similar premises; or that the public convenience or necessity for the proposed facility selling alcoholic beverages for off-site consumption outweighs the fact that it is located within 500 feet of any other facility selling alcoholic beverages for either on-site or off-site consumption, in which case the shelf space devoted to alcoholic beverages shall be limited to not more than five percent of the total shelf space in the establishment;
 4. That the requested use at the proposed location will not adversely affect the economic welfare of the surrounding community;
 5. That the exterior appearance of the structure will not be inconsistent with the exterior appearance of commercial structures already constructed or under consideration within the immediate neighborhood so as to cause blight, deterioration, or substantially diminish or impair property values within said neighborhood.

REGIONAL PLANNING COMMISSION ACTION:

In view of the findings of fact and conclusions presented above, Conditional Use Permit 200800014-(5) is **DENIED** subject to the attached conditions.

c: Each Commissioner, Zoning Enforcement, Building and Safety

VOTE:

Concurring:

Dissenting:

Abstaining:

Absent:

Action Date:

AS
January 22, 2009

1. This grant authorizes the use of the subject property for the sale of beer and wine for on-site consumption at a restaurant, as depicted on the approved Exhibit "A". This grant is subject to all of the following conditions of approval.
2. Unless otherwise apparent from the context, the term "permittee" shall include the applicant and any other person, corporation, or other entity making use of this grant.
3. This grant shall not be effective for any purpose until the permittee, and the owner of the subject property if other than the permittee, have filed at the office of the Department of Regional Planning their affidavit stating that they are aware of, and agree to accept, all of the conditions of this grant and that the conditions of the grant have been recorded as required by Condition No. 8, and until all required monies have been paid pursuant to Condition No. 10.
4. The permittee shall defend, indemnify and hold harmless the County, its agents, officers, and employees from any claim, action, or proceeding against the County or its agents, officers, or employees to attack, set aside, void or annul this permit approval, which action is brought within the applicable time period of Government Code Section 65009 or any other applicable limitation period. The County shall notify the permittee of any claim, action, or proceeding and the County shall reasonably cooperate in the defense.
5. In the event that any claim, action, or proceeding as described above is filed against the County, the permittee shall within ten days of the filing pay the Department of Regional Planning an initial deposit of \$5,000, from which actual costs shall be billed and deducted for the purpose of defraying the expenses involved in the department's cooperation in the defense, including but not limited to, depositions, testimony, and other assistance to permittee or permittee's counsel. The permittee shall also pay the following supplemental deposits, from which actual costs shall be billed and deducted:
 - a. If during the litigation process, actual costs incurred reach 80 percent of the amount on deposit, the permittee shall deposit additional funds sufficient to bring the balance up to the amount of the initial deposit. There is no limit to the number of supplemental deposits that may be required prior to completion of the litigation; and
 - b. At the sole discretion of the permittee, the amount of an initial or supplemental deposit may exceed the minimum amounts defined herein.

The cost for collection and duplication of records and other related documents will be paid by the permittee in accordance with Los Angeles County Code Section 2.170.010.

6. This grant shall expire unless used within two (2) years from the date of approval. A one-year time extension may be requested in writing with the payment of the applicable fee, at least six (6) months before the expiration date.
7. If any material provision of this grant is held or declared to be invalid, the permit shall be void and the privileges granted hereunder shall lapse.
8. Prior to the use of this grant, the terms and conditions of the grant shall be recorded in the office of the County Recorder. In addition, upon any transfer or lease of the subject property during the term of this grant, the permittee shall promptly provide a copy of the grant and its terms and conditions to the transferee or lessee, as applicable, of the subject property. Upon recordation, an official copy of the recorded conditions shall be provided to the Director.
9. **This grant will terminate on February 4, 2019.**
Upon termination of this grant, entitlement to the use of the property shall be subject to the regulations then in effect. If permittee intends to continue operations after such date, a new Conditional Use Permit application shall be filed with the Department of Regional Planning at least six months prior to the termination of this permit, whether or not any modification of the use is requested at that time.
10. The subject property shall be maintained and operated in full compliance with the conditions of this grant and any law, statute, ordinance, or other regulation applicable to any development or activity on the subject property. Failure of the permittee to cease any development or activity not in full compliance shall be a violation of these conditions. Prior to the use of this grant, the permittee shall deposit with the County of Los Angeles the sum of **\$750.00**. These monies shall be placed in a performance fund that shall be used exclusively to compensate the Department of Regional Planning for all expenses incurred while inspecting the premises to determine the permittee's compliance with the conditions of approval, including adherence to development in accordance with the approved site plans on file. The fund provides for **five (5)** biennial zoning inspections of the site, on every year over the ten year period. Inspections shall be unannounced.

If additional inspections are required to ensure compliance with the conditions of this grant, or if any inspection discloses that the subject property is being used in violation of any condition of this grant, the permittee shall be financially responsible for and shall reimburse the Department of Regional Planning for all additional inspections and for any enforcement efforts necessary to bring the subject property into compliance. The amount charged for additional inspections shall be the amount equal to the recovery cost at the time of payment (currently \$150.00 per inspection).
11. Notice is hereby given that any person violating a provision of this grant is guilty of a misdemeanor. Notice is further given that the Regional Planning Commission or a

- hearing officer may, after conducting a public hearing, revoke or modify this grant, if the Commission or hearing officer finds that these conditions have been violated or that this grant has been exercised so as to be detrimental to the public health or safety or so as to be a nuisance. In the event that the county deems it necessary to initiate such proceedings pursuant to Part 13 of Chapter 22.56 of the County Code, the applicant shall compensate the county for all costs incurred in such proceedings.
12. All requirements of the Zoning Ordinance and of the specific zoning of the subject property must be complied with unless otherwise set forth in these conditions or shown on the approved plans.
 13. Upon approval of this grant, the permittee shall contact the Fire Prevention Bureau of the Los Angeles County Fire Department to determine what facilities may be necessary to protect the property from fire hazard. Any necessary facilities shall be provided to the satisfaction of and within the time periods established by said Department.
 14. All structures shall comply with the requirements of the Division of Building and Safety of the Los Angeles County Department of Public Works.
 15. All structures shall comply with the requirements of the Los Angeles County Department of Public Health.
 16. A minimum of 22 parking spaces shall be maintained on the subject property at all times.
 17. The subject site should be appropriately landscaped such that the development blends into the surrounding landscape as much as possible. Appropriate landscaping should include materials appropriate to the desert environs. The plants shall be maintained in a healthy condition and replaced when needed.
 18. The subject property shall be maintained in substantial compliance with the plans marked Exhibit "A". Any changes require the owner's permission and review by the Department of Regional Planning.
 19. The operation of this restaurant, including the sale of beer and wine for on-site consumption, is further subject to all of the following conditions:
 - a. Hours of operation for the restaurant shall be no longer than 6 a.m. to 10 p.m. Sunday through Thursday, and 6 a.m. to midnight Friday and Saturday. The sale of a beer and wine for on-site consumption shall be permitted only between the hours of 11 a.m. to 10 p.m., Sunday through Thursday, and from 11 a.m. to midnight Fridays and Saturdays.

- b. Alcoholic beverages shall be sold to customers only when food is ordered and consumed within the subject restaurant only. The sale and serving of alcoholic beverages for consumption outside the restaurant is prohibited;
- c. The business shall employ not less than one full-time cook that is engaged in the preparation of meals for patrons during the permissible hours of operation;
- d. Not less than fifty-one percent of the business enterprise shall be derived from the sale of food and non-alcoholic beverages. The business owner shall at all times maintain records which reflect separately the gross sale of food and the gross sale of alcoholic beverages. Said records shall be made available to the Los Angeles County Department of Regional Planning, the Department of Alcoholic Beverage Control, or the Los Angeles County Sheriff's Department on demand;
- e. There shall be no loitering permitted on the premises under the control of the permittee. Signage shall be posted on the premises prohibiting loitering. The signage shall be in English, and if there is a predominant second language, in the neighborhood;
- f. The permittee shall post signage on the premises in both English, and if there is a predominant second language, in the neighborhood, which is clearly visible to members and guests, prohibiting the consumption of alcohol outside of said facility;
- g. The permittee shall develop and implement a Designated Driver program (i.e. free soft drinks or coffee to a designated driver of a group). The permittee shall submit the program to the Director of Planning for approval prior to the approval of the Exhibit "A". A printed two-sided card explaining this program shall be placed on all tables in the restaurant or an explanation regarding the program shall be printed on the menu;
- h. All employees serving alcohol at the facility shall participate in the Licensee Education on Alcohol and Drugs (LEAD) Program offered by the California Department of Alcoholic Beverage Control. This training shall be on-going and all new employees shall be required to attend. The licensee shall display a certificate or plaque in the lobby of the establishment indicating its participation in this program;
- i. All servers of alcoholic beverages must be at least 18 years of age;
- j. The permittee shall not advertise or hold any "happy hour" drink specials, "two for one" specials, or similar promotions;

- k. Temporary signs or banners advertising alcoholic beverage "specials" or any similar promotions shall not be displayed on the exterior walls or fascia of the building;
- l. The permittee shall not advertise the sale of alcoholic beverages on the exterior walls or windows of the subject building or at any location on the subject property. No self-illuminating advertising for alcoholic beverages shall be located on the exterior of buildings or windows;
- m. In the event of extraneous markings occurring, the permittee shall remove or cover said markings, drawings, or signage within 24 hours of such occurrence, weather permitting. Paint utilized in covering such graffiti shall be of a color that matches, as closely as possible, the color of the adjacent surfaces. The only exceptions shall be seasonal decorations or signage provided under the auspices of a civic or non-profit organization;
- n. The permittee shall provide adequate lighting above all entrances and exits to the restaurant premises. The lighting shall be of sufficient power to illuminate and make easily discernable the appearance and conduct of all persons entering or exiting the premises during operating hours and shall be designed so as to direct light and glare only onto the facility premises. Said lighting and glare shall be deflected, shaded and focused away from all adjoining properties;
- o. The licensed premises shall have no other coin operated amusements, such as pool tables, juke boxes, video games or other similar equipments at any time;
- p. No live entertainment, dancing, or dance floor is authorized in or outside the premises;
- q. The permittee shall maintain the subject property in a neat and orderly fashion. The permittee shall maintain free of litter all areas on the premises over which the permittee has control;
- r. The placement of portable signs adjacent to the subject property and temporary signs on walls and poles is prohibited;
- s. Temporary window signs shall not exceed 25 percent of the area of any single window or of adjoining windows on the same frontage;
- t. All regulations of the State of California prohibiting the sale of alcoholic beverages to minors shall be strictly enforced;
- u. The permittee shall abide by all requirements, licensing or otherwise, established for the sale of alcoholic beverages by the State Department of Alcoholic

Beverage Control;

- v. The permittee shall keep telephone numbers of local law enforcement agencies posted in the restaurant in plain view near the cashier's or similar public service area;
- w. There shall be no payphones maintained on the exterior of the premises;
- x. A trash enclosure shall be provided to screen the restaurant's trash dumpster;
- y. The permittee shall maintain a current contact name, address, and phone number on file with the Department of Regional Planning at all times;and
- z. The conditions of this grant shall be retained on the premises at all times and be immediately produced upon request of any County Sheriff, Zoning Inspector or Department of Alcoholic Beverage Control agent. The manager and all employees of the facility shall be knowledgeable of the conditions herein.

AS:MM
1/22/09



Erroy D. Baca, Sheriff

County of Los Angeles
Sheriff's Department Headquarters

4700 Ramona Boulevard
Monterey Park, California 91754-2169



(661) 948-8466

December 16, 2008

Andrew Svitek
Zoning Permits II
Los Angeles County Dept of Regional Planning
320 West Temple Street, 13th Floor
Los Angeles, California 90012

DEC 24 2008

Subject: Conditional Use Permit Application # 200800014 (Cactus Inn)

Dear Mr. Svitek:

We received your request for information regarding the referenced application. We are pleased to provide the following information:

The location is within the jurisdiction of the Los Angeles County Sheriff's Department, Lancaster Station.

The location has had two uses during the past twelve years. From May, 1996 through August of 2000, the location was operated as the Santa Fe Restaurant, a restaurant/bar with a Type-41 Alcoholic Beverage Control license. From 2001-2006, the location was operated as a salsa manufacturing/retail outlet.

Although the Santa Fe Restaurant was licensed as a restaurant, our observations were that it was operated more as a bar. During the short time that the Santa Fe Restaurant was open, it was problematic. Between September 1997 and July 1999, there were eleven calls for service requiring thirty four units being dispatched. In September 1997, a man was killed in a bar fight. In July of 1999, a man was arrested for discharging a firearm in the parking lot. Five other calls were for fights and disturbances. Four other calls were for minor incidents. In November of 1997, the Department of Alcoholic Beverage Control suspended the liquor license of the location for ten days, for selling alcoholic beverages to a minor. In August of 2000, the liquor license was revoked for non-payment.

A Tradition of Service Since 1850

Between September 2000, and September 2008, while the location was not being operated as a bar/restaurant, there were only two calls for service. Both were related to a break in and a possible break in.

To insure that the current applicant operates the business as a bonafide restaurant, and not a bar, and to avoid the type of problems caused by the previous establishment, we recommend that the below listed conditions be considered for inclusion into the conditional use permit.

1. Sales service and consumption of alcoholic beverages permitted only between the hours of 11:00 A.M. and 12:00 midnight Monday thru Thursday, and 11:00 A.M. to 1:00 A.M. on Friday and Saturday.
2. The premises will have an operable kitchen, and a dining area that constitute permanent and identifiable portions of the business.
3. The premises shall provide a printed menu, containing an assortment of foods, to patrons by a server for the purpose of ordering meals.
4. Not less than fifty-one percent of the business enterprise shall be derived from the sale of food and non-alcoholic beverages. The business owner shall at all times maintain records which reflect separately the gross sale of food and the gross sales of alcoholic beverages. Said records shall be kept no less frequently than on a quarterly basis and shall be made available to the Los Angeles County Department of Regional Planning, the Department of Alcoholic Beverage Control, or the Los Angeles County Sheriff's Department on demand.
5. The business shall employ not less than one full-time cook that is engaged in the preparation of meals for patrons during the permissible hours of operation.
6. At all times when the premises is open for business, the sale of alcoholic beverages shall be made only in conjunction with the sale of food to the person ordering the beverage.
7. All employees who serve or sell alcoholic beverages shall successfully complete a responsible beverage service training provided by the Department of Alcoholic Beverage Control, or equivalent training within 90 days of hire. Records of such training shall be maintained on the premises and made available to the City of Lancaster, or the Los Angeles County Sheriff's Department upon request.

Mr. Zvitek

-3-

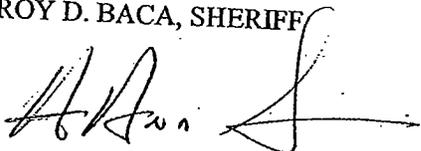
December 16, 2008

8. There shall be no pool tables in the premises.
9. Alcoholic beverages shall not be permitted to be consumed in the parking area or other exterior areas of the premises, except for designated outdoor areas approved as part of the application.
10. There shall be no live entertainment of any type allowed, (bands, DJ's, dancers etc.).
11. There shall be no payphones maintained on the exterior of the premises.
12. The sale of alcoholic beverages for consumption off the premises will not be allowed.
13. Loitering shall be prohibited on or around the premises or the area under control of the owner.
14. The exterior of the premises shall be kept free of litter, and graffiti shall be removed within 48 hours.

If I can be of further assistance, feel free to contact Deputy Michael Kuper, Monday through Friday, 8:00 am to 4:00 pm, (661) 940-3884.

Sincerely,

LEROY D. BACA, SHERIFF

A handwritten signature in black ink, appearing to read "Axel H. Anderson". The signature is stylized with a large initial "A" and a long horizontal stroke at the end.

Axel H. Anderson, Captain
Lancaster Station

AUG-26-2008 08:46

DEPT. ALCOHOLIC BEV. CONT

818 785 6731 P.01

file R2008-00138

Department of Alcoholic Beverage Control
Van Nuys District Office
6150 Van Nuys Blvd, Room 220
Van Nuys, CA 91401
Phone: 818-901-5017
Fax: 818-785-6731

State of California



FAX TRANSMISSION

Total Number of Pages 3 (Including this cover sheet)

Original: To follow by regular mail Will not follow

To:

Phillip Ester

Firm/Office:

Fax:

213-626-0434

Date:

8-26-08

Time:

cc('s):

From:

P. A.

Phone:

Subject:

Comments:

NOTICE

This communication is intended only for the use of the individual or entity to which it is addressed, and may contain information that is privileged, confidential and exempt from disclosure under applicable law. If the reader of this message is not the intended recipient, you are hereby notified that any dissemination, distribution or copying of this communication is strictly prohibited. If you have received this communication in error, please notify us immediately by telephone, and return the original message to us at the above address.



"Be Energy Efficient"



Los Angeles County
DEPARTMENT OF REGIONAL PLANNING
 320 West Temple Street, 13th Floor
 Los Angeles, CA 90012



Transmittal: Crime & License Statistics Request

TD	ABC Office	Service Area	Phone	Fax
<input type="checkbox"/>	Inglewood	Southern and Western LA County	310-412-6311	310-673-4082
<input type="checkbox"/>	Long Beach/ Lakewood	Southeastern LA County	562-982-1337	562-982-1396
<input type="checkbox"/>	LA Metro	Central LA County		213-736-2053
<input type="checkbox"/>	Monrovia	Northeastern LA County	626-256-3241	626-357-4173
<input checked="" type="checkbox"/>	Van Nuys	North and Northwestern LA County	818-901-5017	818-785-6731

The Dept. of Regional Planning is processing a Conditional Use Permit (CUP) to authorize the sale of alcoholic beverages. Please provide (by fax or e-mail) a "B&P Worksheet" referencing if the subject property is located within a "high-crime reporting district," and indicate if there is an undue concentration of alcoholic beverage licenses within the subject census tract. If you need further information, please contact the case planner. Thank you for your assistance.

License Type	Description
<input type="checkbox"/> Off-Sale Beer and Wine Retail	Sale of beer and wine for consumption off-site.
<input type="checkbox"/> Off-Sale General Retail	Sale of beer, wine and distilled spirits for consumption off-site.
<input type="checkbox"/> On-Sale Beer & Wine Bar, Tavern, Club	Sale of beer and wine for consumption on site.
<input checked="" type="checkbox"/> On-Sale General Bar, Tavern, Club	Sale of beer and wine and distilled spirits for consumption on-site.
<input type="checkbox"/> On-Sale Beer & Wine Restaurant	Sale of beer and wine for consumption on-site.
<input type="checkbox"/> On-Sale General Restaurant	Sale of beer, wine and distilled spirits for consumption on-site.
<input type="checkbox"/> Other (Describe)	
DATE:	August 22, 2008
CASE PLANNER:	Phillip Estes
E-MAIL:	pestes@planning.lacounty.gov
FAX:	213-974-0434
PROJECT NO.:	R200800138
CUP NO.:	200800014
ESTABLISHMENT:	Cactus Inn
LOCATION:	47904 90th St. W., Lancaster, CA 93534-9303
LICENSE OWNER'S NAME(S):	
ABC LICENSE NO.:	

23958.4 B & P APPLICATION WORK SHEET

APPLICANT: Cactus Inn

PREMISES ADDRESS: 47904 90th SW, Lancaster

LICENSE TYPE: _____

Lancaster

1. CRIME REPORTING DISTRICT

LASO Jurisdiction is able to provide statistical data for the year 2007.

Reporting District: 1187

Total number of reporting districts: 29

Total number of offenses: 17,554

Average number of offenses per district: 605

120% of average number of offenses: 726

Total offenses in district: 67

Location is within a high crime reporting district: (N)

2. CENSUS TRACT / UNDUE CONCENTRATION

Census Tract: 9009

Population: 9347 County Ratio

Number of licenses allowed:

Number of existing licenses:

Undue concentration exists:

Letter of public convenience or necessity required: y applicant

Three time publication required:

ON SALE

OFF SALE

1: 1178

1: 1601

2

2

3

2

y

y

y

y Governing Body

y

y

Person Taking Application _____ Date _____

8-25-08 RA
Licensing Representative _____ Supervisor _____

R2008-00138

DEPARTMENT OF ALCOHOLIC BEVERAGE CONTROL



Date: April 23, 2008

Dear Resident:

An application has been made for a license to sell alcoholic beverages near you:

CACTUS INN INC

Applicant(s) Name(s)

CACTUS INN BAR & GRILL

Business Name

47904 90TH ST W, LANCASTER, CA 93534-9303

Location

Type of business:

Restaurant

Bar/Tavern

Deli

Mini Mart

Liquor Store

Gas Station

Other

Entertainment:

Yes

No

JUKE BOX; POOL/BILLIARD TABLES & VIDEO/COIN OPERATED GAMES

Type of Entertainment

Proposed hours of alcoholic beverage sales/service:

6:00 AM

to

12:AM

(Hours and entertainment are decided by the business owner and may change.)

Type of alcoholic beverages to be sold:

Beer

Wine

Beer & Wine

All Types

(Beer, wine and distilled spirits)

If you have any questions or require additional information concerning the issuance of the license, please contact me on or before May 23, 2008

Sincerely,

Vilma V. Rivera

Licensing Representative

(818) 901-5010

In addition to the information required in the application, the applicant shall substantiate to the satisfaction of the Zoning Board and/or Commission, the following facts:

- A. That the requested use at the location proposed will not:
 1. Adversely affect the health, peace, comfort or welfare of persons residing or working in the surrounding area, or
 2. Be materially detrimental to the use, enjoyment or valuation of property of other persons located in the vicinity of the site, or
 3. Jeopardize, endanger or otherwise constitute a menace to the public health, safety or general welfare.

I HAVE RAN THE SAME BUSINESS FOR FIFTEEN YEARS IN PALMDALE WITH GOOD STANDINGS WHICH HAS NOT CAUSED ANY VIOLATION, DISTURBANCES OR LAW ENFORCEMENT ACTIONS. IN SAID LOCATION, TO CONTINUE THE SAME

- B. That the proposed site is adequate in size and shape to accommodate the yards, walls, fences, parking and loading facilities, landscaping and other development features prescribed in this Title 22, or as is otherwise required in order to integrate said use with the uses in the surrounding area.

THE BUILDING SITE HAS BEEN EXISTING FOR MANY YEARS WITH MAINTAINED FENCINGS - MARKED PARKING ON THE ONE ACRE LOT

- C. That the proposed site is adequately served:
 1. By highways or streets of sufficient width and improved as necessary to carry the kind and quantity of traffic such use would generate, and
 2. By other public or private service facilities as are required

THE PROPOSED SITE IS ON A COUNTY MAINTAINED ROAD WHICH IS TWO LANES AT 45 MPH SPEED LIMIT

R2008-00138

ADDENDUM BURDEN OF PROOF, ALCOHOLIC BEVERAGE SALES Section 22.56.195

1. That the requested use at the proposed location will not adversely affect the use of a place used exclusively for religious worship, school park, playground or any similar use within a 600-foot radius;

THERE IS NO SUCH PLACE WITHIN 600 FEET OF BUSINESS

2. That the requested use at the proposed location is sufficiently buffered in relation to any residential area within the immediate vicinity so as not to adversely affect said area;

THE BUSINESS PROPERTY IS COMPLETELY FENCED AROUND PROPERTY AND BUILDING

3. That the requested use at the proposed location will not result in an undue concentration of similar premises, or that the public convenience or necessity for the proposed facility selling alcoholic beverages for off-site consumption outweighs the fact that it is located within a 500 foot of any other facility selling alcoholic beverages for either on-site or off-site consumption, in which case the shelf space devoted to alcoholic beverages shall be limited to not more than five percent of the total shelf space in the establishment;

THERE ARE TWO (2) RURAL MARKETS THAT ARE GREATER THAN 500 FEET THAT SELL OFF SITE CONSUMPTION FROM SAID BUSINESS

4. That the requested use at the proposed location will not adversely affect the economic welfare of the surrounding community;

THE BUSINESS WILL NOT BE A DETROIMENT TO THE COMMUNITY, IT WILL BE AN ASSET

5. That the exterior appearance of the structure will not be inconsistent with the exterior appearance of commercial structures already constructed or under construction within the immediate neighborhood so as to cause blight, deterioration, or substantially diminish or impair property values within said neighborhood;

PROPERTY IS WELL MAINTAINED WITH FRESH PAINT, LANDSCAPE, AND FENCING AROUND ALL PROPERTY.

NOTE: additional sheets may be attached to answer the above statements.

Svitek, Andrew

From: Gordon [gskinner@as.net]
Sent: Thursday, January 22, 2009 1:47 PM
To: Svitek, Andrew
Subject: Antelope Acres. Cactus Inn. Bar/Restaurant

Re: Project No. R2008-00138-(5)

Thank you for your consideration of our input on this matter. After listening carefully to the owner of the planned business at last night's town council meeting it became obvious to me that this business is not in the best interest of our community. The applicant is requesting to open a "restaurant" which serves wine and beer but the application and the CUP posting at the site mentions distilled spirits. I believe this needs to be clarified before proceeding.

A business which served the local community such as a restaurant would be welcomed but this business seems to be marketing and targeting and creating an atmosphere which would be open until very late, drawing biker and drinking clientele, and leaving his establishment late at night. The applicant clearly stated he would like to have a pool table, dart board, be open from 6pm to 2am, and do the types of things he did in his previous location which included live entertainment and was a biker hang out.

This is a bedroom community in which many of the residents leave very early in the morning to commute to work. Loud noises such as emitted from modified bikes after 10pm would be disturbing to the peace of this rural area. Also the location so close to the community center where children are served is of a great concern to myself and many others in our community I have spoken with.

I think it that the only way that this business would be of service to the community is

- * if the hours of operation were limited to 10pm
- * distilled liquor would be clearly prohibited.
- * live band would not be permitted outdoors
- * noise limits placed on vehicular traffic
- * this would be a family conducive atmosphere... not a pool table darts, jukebox and live band situation.

Thank you again for your wise consideration of our community. We do not want to draw such clientele to our quiet area.

Gordon Skinner
Resident of Antelope Acres

From: Mary Freeman [mailto:clumpofcells@gmail.com]
Sent: Monday, April 28, 2008 11:26 AM
To: Hickling, Norm
Subject: Cactus Inn

Dear Mr. Hickling:

As a resident of Antelope Acres for the past twenty-three years. I am concerned about allowing the Cactus Inn to move into the building on 90th Street West, most recently occupied by Tina's.

I seriously doubt that this old building, constructed in 1953, can meet the current commercial fire flow requirements. Our only emergency services here in the Acres are volunteer, so in the event of a fire there could be a real problem. If I remember correctly, that old building has only one door for egress and ingress - another dangerous situation for a business of this nature. Additionally, the chain link fence surrounding the property has only one gate. This is an obvious safety issue in the event of a fire emergency.

Of course the noise and litter which go along with this kind of business has to be considered also.

These are just a few of the issues which need to be addressed. I hope that county approval will not be given for this business to move to Antelope Acres.

Paul Freeman
8815 West Avenue E
Lancaster, CA 93536

4/28/2008

From: Charlene Freeman [mailto:minismommy2@gmail.com]
Sent: Monday, April 28, 2008 7:28 AM
To: Hickling, Norm
Subject: Proposed bar and grill in Antelope Acres

Dear Norm:

The purpose of the email is to register my concern about the proposed relocation of the Cactus Inn from Palmdale to 90th Street West in Antelope Acres.

The reputation of this business as a "hang out" for a particular motorcycle club is one factor to be considered. The proposed location in Antelope Acres is in an essentially residential neighborhood. The presence of loud vehicles arriving and leaving the premises as late as 2:00am would create an unacceptable noise issue. Additionally, it is my understanding that this business plans on having live bands performing on the weekends. This also has the potential of disturbing our quiet, rural environment. One of the attractive features of Antelope Acres is its peaceful setting, which, I believe, would be negatively impacted if the Cactus Inn is allowed to move here.

Another issue to be considered is traffic, as the building in question is right in the center of our tiny commercial district. 90th Street is a two-lane road, there are no traffic signals, no turn lanes, and although the posted speed limit in the area is 45 mph, most cars passing through Antelope Acres are traveling at a much faster rate of speed. Since the Cactus Inn will be serving alcohol, it is reasonable to expect that people leaving the location might have impaired judgment. A significant increase in traffic at this particular spot could create unsafe conditions for residents and patrons alike.

Please note that I am opposed to this particular business re-locating to Antelope Acres.

Mary Charlene Freeman
8815 West Avenue E
Lancaster, CA 93536
661-728-9611

4/28/2008

----- Original Message -----

From: Hawkins, Ronald A <ronald.a.hawkins@boeing.com>

To: Hickling, Norm

Cc: bvnelson1@verizon.net <bvnelson1@verizon.net>

Sent: Wed Apr 16 19:58:48 2008

Subject: Cactus Inn Ref Lic App 465880

Mr. Hickling,

The purpose of this e-mail is to voice my opposition to issuance of a ABC license, Conditional Use Permit, or any other vehicle allowing operation of a proposed establishment called the Cactus Inn to be located on 90th Street West in Antelope Acres.

Reasons for my opposition include:

- 1 The past bad reputation of the Cactus Inn in its former location in Palmdale, Ca. Involving crime.
- 2 The proposed establishment's intention to serve alcohol and the location on the main traffic route for the Antelope Acres area.
- 3 Probable noise and other public nuisance issues resulting from live music and other aspects of the operation of the proposed "bar & grill".
- 4 Lack of adequate parking and probability that overflow parking will end up either on 90th Street West or the surrounding residential neighborhood streets thereby presenting unreasonable public risk and nuisance.
- 5 Probable negative impact on property values of adjacent private residences.

Respectfully,

Ron Hawkins

Vice President, Antelope Acres Town Council Thank you, Ron Hawkins Cell #661-810-8095 Message sent from my BlackBerry Wireless Handheld.

----- Original Message -----

From: Eric C. Konstantelos <aaek@verizon.net>

To: Hickling, Norm

Sent: Thu Apr 17 10:48:35 2008

Subject: The Cactus Inn / Antelope Acres

Dear Norm,

It has been brought to our attention that the Cactus Inn is in the process of obtaining their operating license for the proposed bar in Antelope Acres.

As residents of this community (my wife Amy being a former member of the Town Council), we would like to let our opposition be known to the County Board of Supervisors.

This is a relatively quiet community and the increased traffic, noise and potential dangers of intoxicated drivers on our roads is of real concern.

90th Street West is already a busy and dangerous thoroughfare which happens to have several school bus stops (which our children use) in the vicinity of the proposed bar.

It is almost impossible to get law enforcement out here for the existing problems we do have; including dangerous, unlicensed and drunk drivers. Having a bar in the community we believe will only worsen matters.

Amy also happens to be a Los Angeles County Deputy Public Defender, so we have a very real and accurate pulse on the level of criminal problems existing in this valley, especially out here in Antelope Acres.

It is our hope that these issues will seriously be taken into consideration when the final licensing issue is brought before the appropriate body.

Sincerely,

Eric & Amy Konstantelos
8708 West Avenue E-8
Antelope Acres

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get our doors open for your enjoyment.

Thank you for your help and support

name	address	phone#	signature
1. Joyce Collins	45541 28th E	661-946-9671	Joyce Collins
2. John Hamilton	437 W Ave 110	(661) 948-1446	John Hamilton
3. ARMANDO A. HERRERA	519 W Ave 110	661 948 76290	Armando A. Herrera
4. RUDOLPH HERRERA	555 W. Ave 110	(661) 609-8515	Rudolph Herrera
5. Gordon Patnaud	729 E Ave 110	661 729 6343	Gordon Patnaud
6. ANTHONY COCKERILL	18244 WAVE E4	661-726-1500	Anthony Cockerill
7. Glenn Rodgers	1446 Tulemans	661-9408509	Glenn Rodgers
8. [unclear]	302 W A-8	661-810-368	[unclear]
9. [unclear]	[unclear]	[unclear]	[unclear]
10. [unclear]	[unclear]	[unclear]	[unclear]
11. Josie Ward	8705 W.E-8		Josie Ward
12. MICHELE BETTES	PO Box 125 Teh.	93581 3	Michele Bettes
13. [unclear]	2232 Greenhill St.	256-1343	[unclear]
14. William L.	17870 Alps Dr	(661) 822-0764	William L.
15. Robert Brown	23000 Milky Way		Robert Brown
16. [unclear]	27861 Preakness Dr.		[unclear]
17. John Dennis	PO Box 834, Rosamond, CA 93560		John Dennis
18. Virginia Johnson	Tehachapi	822-1401	Virginia Johnson
19. Rachel Sanchez	Tehachapi	972-4724	Rachel Sanchez
20. Kim Qual	21064 Santa Barbara Dr #1		Kim Qual
21. Sen. Dobbins	21563 Westwood Blvd	707-705	Sen. Dobbins
22. P. Thomas	1313 Cellini Ct	822-3340	P. Thomas
23. Art Ulrich	18490 DAOOS DR	822 7427	Art Ulrich
24. Mary Ann Reddy	21250 Madra	661-972-2307	Mary Ann Reddy
25. [unclear]	6418 Las Colinas		[unclear]
26. [unclear]	551 Tucker rd #26	736 6533	[unclear]
27. Kelly James	21501 Quail Terrace Rd	822-72576	Kelly James
28. MICHAEL A. SANDER	22808 YANVILLE WAY	922 8947	Michael A. Sander
29. Donna [unclear]	21031 Lonely Ln.	823-0641	Donna [unclear]
30. DAVID M. PEARSON	34914 Red Road Mur. Sp.	269-4065	David M. Pearson
1. Scott Kubler	516 S. Mill St	823-1179	Scott Kubler
2. S.L. Kubler	P.O. Box 2001	972-1305	S.L. Kubler
3. Donato Culp	29850 P. Idaho Dr	821-0568	Donato Culp
4. Bonnie [unclear]	1085 [unclear]	822-0279	Bonnie [unclear]
5. Amanda [unclear]	444 West Est #33	972-0989	Amanda [unclear]

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3. Carol Middleton	9151 W Ave F-Y		C Middleton
4. Tony Sigmon	17248 Sarcia Ave	661-350-2697	Tony Sigmon
5. Mike Metzger	18580 Airs Dr	661-822-0455	Mike Metzger
6. Ronald Coleman	8722 W. Ave E		Ronald Coleman
7. Andra Coleman	8722 W. Ave E		Andra Coleman
8. Pam Ward	3232 W. Ave D-2		Pam Ward
9. Rich Helms	48441 82 St W.		Rich Helms
10. Laurie Helms	48441 82 St W.		Laurie Helms
11. Melvin Bryant	P.O. Box 1708 Little Rock		Melvin Bryant
12. William McHanna	8705 W E-8		William McHanna
13. Jessie Ward	8705 W E-8		Jessie Ward
14. Dennis Nakashima	8705 W E-8		Dennis Nakashima
15. Ben Ward	4706 E F-6		Ben Ward
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18. Danny Criss	40978 17451 East	661-864-1379	Danny Criss
19. Jeff & Dawn Mischen	25456 N 20th St		Jeff & Dawn Mischen
20. Chris & Amber Prater	2007 Oak St Rosamond		Chris & Amber Prater
21. Cary Severin	2641 Peachway	(661) 604-5107	Cary Severin
22. Kiki Ramirez	44960 Raysack Lancaster	661-729-9772	Kiki Ramirez
23. Sam Krebs	7231 W 13th St		Sam Krebs
24. Corinda Harty	4494 Shad St Lancaster CA	951-989-1000	Corinda Harty
25. T Garrington	0000 Nansington Way Palmdale		T Garrington
26. Tamara Matthews	3031 E. Ave SA	0278-7465	Tamara Matthews
27. Kisha Lindgren	3031 E. Avenue SA	873-5372	Kisha Lindgren
28. John Crow	5231 W Ave G-6	661-4127	John Crow
29. Lashy Smol	43253 Jaker Ave Lancaster		Lashy Smol
30. Robert Tombrugh	311 Bogle Palmdale		Robert Tombrugh

9656590

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2. JAL GAMES			Jal Games
3. Ryan Duke	F87D		Ryan Duke
4. JAMES SPUNKY	DURC 9426869		James Spunky
5. RUPERT E DUNN	AVE J		Rupert E Dunn
6. JOHN NASH	ANDOLE AV, LANE		John Nash
7. Robert Krokader	7304 W AVE J		Robert Krokader
8. GLEN B VIALTON	7304 W AVE F		Glen B Vialton
9. NARRIS JAMESON	43850 20th St E	949-7869	Narris Jameson
10. James Kockafellow	2330 E AVE 5-8 #61	LANCASTER 942-9192	James Kockafellow
1. CERI JERI MERS	43850 20th E	949-7869	Ceri Mers
2. Ken V. Wain	436 K AVE R9	618-839	Ken V. Wain
3. Shelly Meyers	41216 Medway Ave	LANCASTER	Shelly Meyers
4. Ed H Meyer	41216 Medway		Ed H Meyer
5. Martha Conklin	5520 W M4	LANCASTER	Martha Conklin
6. Jerry Amaro	44520 15th ST EAST #1	LANCASTER	Jerry Amaro
7. Debra Amaro	44520 15th ST EAST #1	LANCASTER	Debra Amaro
8. Arleen Rodgers	1446 Indian Sage Rd	LANCASTER	Arleen Rodgers
9. JAMES E BALASH	543 W AVE J10	LANCASTER	James Balash
0. Deborah S Sulser	16233 Queenside	COVINA	Deborah Sulser
1. CHARLES LENARD	16233 QUEENSDIE	COVINA	Charles Lenard
2. HARRY BROWN	43830 20th St E, #44	LANCASTER CA	Harry Brown
3. Norm Schoendoerfer	47078 Kings Canyon Rd	LANCASTER, CA	Norm Schoendoerfer
4. Annabelle Connor	3354 W AVE J-2	LANCASTER CA	Annabelle Connor
5. RICHARD BEESON	44509 LOWTREE	LANCASTER CA	Richard Beeson
6. Beverly Morrison	2057 W AVE K-13	LANCASTER CA	Beverly Morrison
7. Lila Van Treaca	2057 W AVE K-13	LANCASTER CA	Lila Van Treaca
8. Jo Ann Hunt	437 W AVE J-10	LANCASTER CA	Jo Ann Hunt
9. RUTH M DIKOSA	45131 N 20th St E	LANCASTER CA	Ruth M Dikosa
0. Walter D Johnson	5520 W M-4	LANCASTER	Walter D Johnson

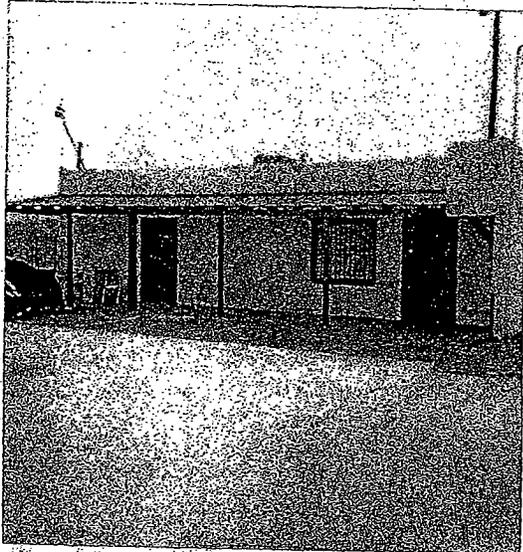
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name	address	phone#	signature
1. John Schrader	47242 9 th St.	728-0510	[Signature]
2. Penny Schrader	" "	728-0510	[Signature]
3. Kyle Aston	2421 Sierra Hwy	221-0639	[Signature]
4. Thomas Aston	2421 Sierra Hwy	221-0938	[Signature]
5. Briani Meyers	47553 92 St W	728-9711	[Signature]
6. Core McCawell	51875 Sagesbrush	992-1467	[Signature]
7. Chris Ray	47553 92 St	965-4908	[Signature]
8. Ken McCue	47363 91st St W.	728-0651	[Signature]
9. Lisa McCue	47363 91st Street W	728-0651	[Signature]
10. Bill Centepoid	8621 W Ave E12	728-9515	[Signature]
11. James Orient	47407 W 91st	940-3038	[Signature]
12. Gabriel Schreck	47407 W 91st	940-3038	[Signature]
13. Wilfred Schrader	47407 N 91st W.	940-3038	[Signature]
14. Mike Huettl	47407 N 91st W	940-3038	[Signature]
15. James Bejer	47422 W 92 St	728-9604	[Signature]
16. Jonathan Huel	25560 Fountain Glen Ct.	288-0396	[Signature]
17. Johanna Ochoa	25560 Fountain Glen Ct.	288-0396	[Signature]
18. Sharon Ochoa	25560 Fountain Glen Ct.	288-0396	[Signature]
19. Pedro Ochoa	25560 Fountain Glen Ct.	288-0396	[Signature]
20. Amelia Wichman	10330 Commerce	51-8069	[Signature]
21. Jeremiah Wichman	10330 Commerce	568-0178	[Signature]
22. Britanni Carlin	10538 Hillhaven	510-0169	[Signature]
23. GARY B. SCHENCK	506 W. J-4 Lane.	951-7235	[Signature]
24. Kelly Ray	492 Ash	262-3219	[Signature]
25. AMANDA CHAD HANSON	43535 K-4, LANCASTER	946-3343	[Signature]
26. Cheryl Crawford	4902 D 70th St. W. Lancaster	940-9938	[Signature]
27. DANNY APPLE	LANCASTER	728-0651	[Signature]
28. Daniel Hammer	15125 21st East LANCASTER	209-8791	[Signature]
29. John Hammer	7457 Citrine W Polanold	457-6746	[Signature]
30. Joey Ramirez	70th LANCASTER	361-8775	[Signature]



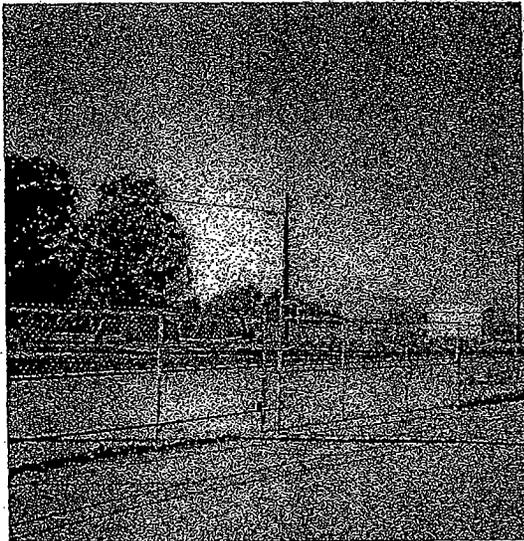
FRONT OF BLDG
FACING NORTH

1



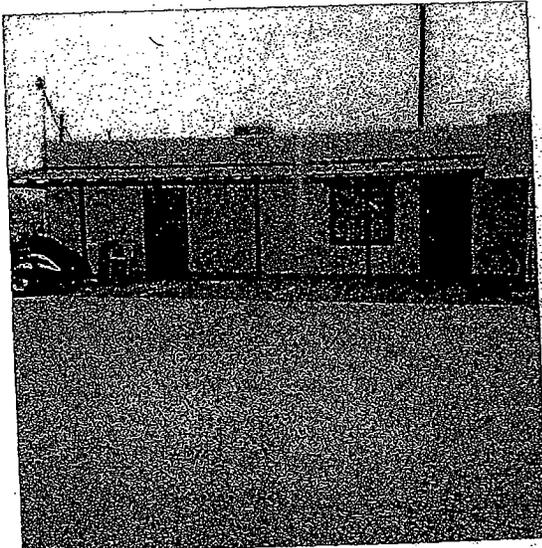
MAIN ENTRANCE
& FIXED WINDOW FRONT

3



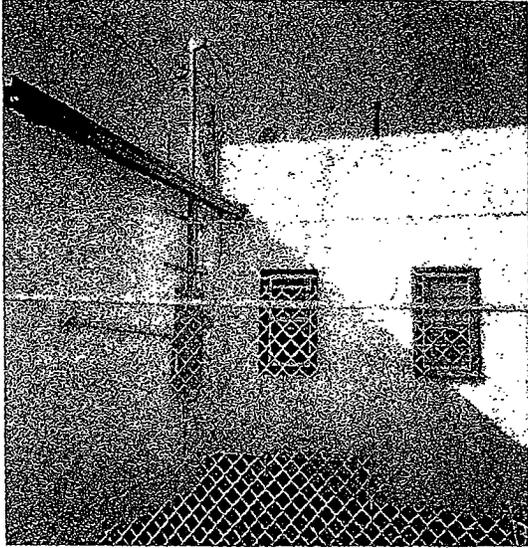
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FROM BLDG "CATSO"

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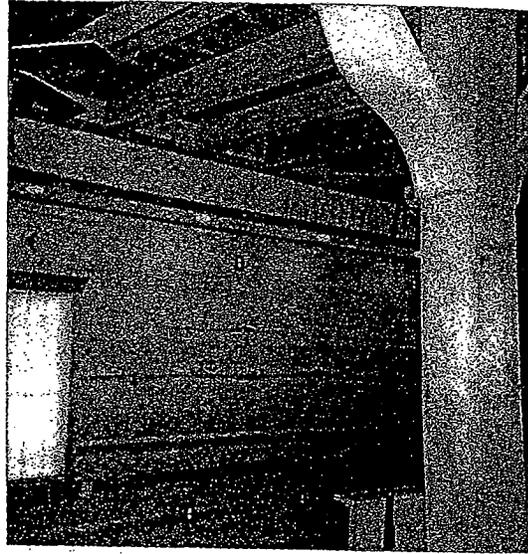


FRONT

2



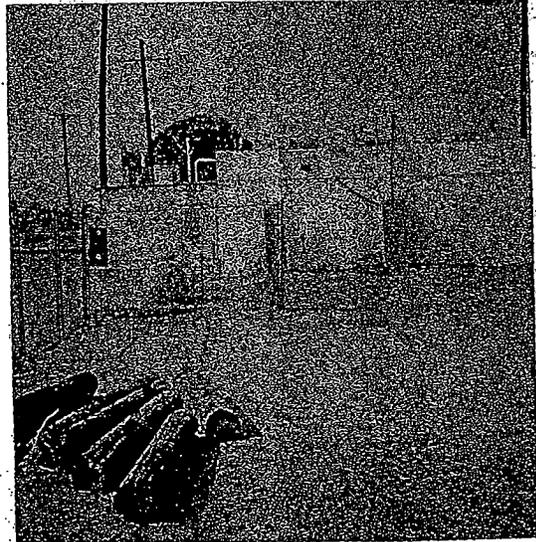
SOOTY SIDE SHOW 1/1
POWER BOX & BATHROOM WOODS



SHOWS PAWEEK ON WALLS
4



LOCATION OF NEW BAR
RESTAURANT & RESTROOMS 1



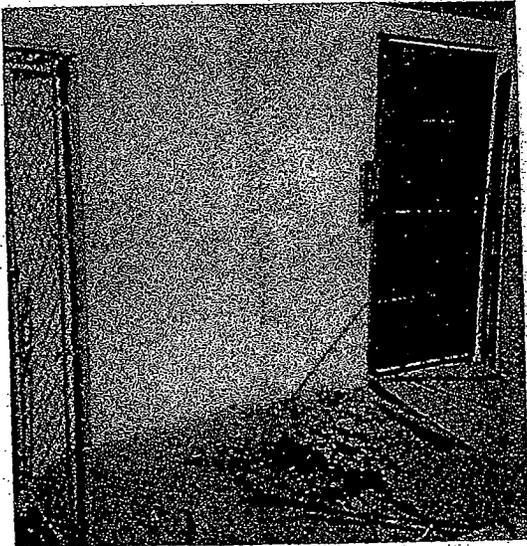
FACIAL WEST TALLS IS 4
EAST SIDE OF BLOW NOTS!
PROGRAMS POWER - WATER HEATER



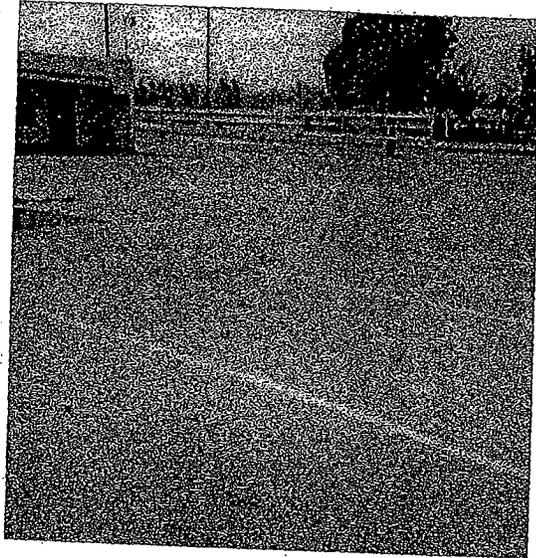
VIEW OF BAR STAYED
& PANOSWA 2



SOUTH SIDE OF BLDG 9



DOORWAY FOR
UNLOADING OF DELIVERIES 3



FAR NW LOT FAC W WEST
FROM FAR EAST OF LOT 1



Los Angeles County Department of Regional Planning
 320 West Temple Street
 Los Angeles, California 90012
 Telephone (213) 974-6443
PROJECT NUMBER R2008-00138(5)
CONDITIONAL USE PERMIT 200800014-(5)

PUBLIC HEARING DATE 3/04/09	AGENDA ITEM
RPC CONSENT DATE	CONTINUE TO

APPLICANT James Morales (Cactus Inn)	OWNER Mini Investments, LP	REPRESENTATIVE James Morales
--	--------------------------------------	--

ENTITLEMENT REQUEST
 Conditional Use Permit to authorize the sale of alcoholic beverages (beer and wine) for on-site consumption located in the C-3 (Unlimited Commercial) Zone.

PROJECT DESCRIPTION
 There is an existing one-story commercial building measuring 1,630 square feet that the applicant proposes to use as a new restaurant and bar. There is no new construction proposed. There are 23 parking spaces provided in a parking lot measuring approximately 9,800 square feet. The rear portion of the lot contains an existing single-family residence measuring 1,400 square feet.

LOCATION/ADDRESS
 47904 90th St W., unincorporated Lancaster, CA 93536.

SITE DESCRIPTION
 The parcel is approximately 156 feet (western street frontage) by 635 feet depth. The western half portion of the parcel is located in the C-3 (Unlimited Commercial) Zone and the eastern half portion of the parcel is in the A-1-1 (Light Agricultural, Minimum 1 Acre Lot Size) Zone. The parcel is relatively flat.

ACCESS 90 th Street W.	ZONED DISTRICT Antelope Valley West
ASSESSORS PARCEL NUMBER 3220-018-004	COMMUNITY Antelope Valley
SIZE 2.35 Acres	COMMUNITY STANDARDS DISTRICT N/A

	EXISTING LAND USE	EXISTING ZONING
Project Site	Vacant Commercial, Residential	C-3 (Unlimited Commercial) and A-1-1 (Light Agricultural, Minimum 1 Acre Lot Size)
North	Residential	C-3 (Unlimited Commercial)
East	Residential	A-1-1 (Light Agricultural, Minimum 1 Acre Lot Size)
South	Vacant	R-3 (Limited Multiple Residence)
West	Residential	C-3 (Unlimited Commercial)

GENERAL PLAN Antelope Valley Areawide Plan	DESIGNATION N-1 (Non-Urban)	MAXIMUM DENSITY 1 unit per 2 acres max
--	---------------------------------------	--

ENVIRONMENTAL DETERMINATION
 Class 1 Categorical Exemption – Existing Facilities

TO BE COMPLETED ONLY ON CASES TO BE HEARD BY THE BOARD OF SUPERVISORS

STAFF CONTACT PERSON: Maria Masis		
RPC HEARING DATE(S) 03/03/09	RPC ACTION DATE 03/03/09	RPC RECOMMENDATION Denial
MEMBERS VOTING AYE 4	MEMBERS VOTING NO 0	MEMBERS ABSTAINING 1 (absent)
STAFF RECOMMENDATION (PRIOR TO HEARING): None		
SPEAKERS* (O) 7 (F) 6	PETITIONS (O) 49 (F) 158	LETTERS (O) 16 (F) 7

*(O) = Opponents (F) = In Favor

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10. Laurie Helms	48441 82 St W.		Laurie Helms
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24. Corinda Harty	4494 Shad St Lancaster CA	951-122-1122	Corinda Harty
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4. JAMES SPUNKY	DURC 9426869		James Spunky
5. RUPERT E DUNN	AVENUE J		Rupert E Dunn
6. JOHN NASH	ANDOLE AV, LANE		John Nash
7. Robert Kjekander	7304 W AVE J		Robert Kjekander
8. GLEN B VIALTON	7304 W AVE F		Glen B Vialton
9. NARRIS JAMESON	43850 20th St E	949-7869	Narris Jameson
10. James Kockafellow	2330 E AVE 58 #61	LANCASTER 942-9192	James Kockafellow
1. CERI JERI MERS	43850 20th E	949-7869	Ceri Mers
2. Ken V. Wain	436 K AVE R9	618-839	Ken V. Wain
3. Shelly Meyers	41216 Medway Ave	LANCASTER	Shelly Meyers
4. Ed H Meyer	41216 Medway		Ed H Meyer
5. Martha Conklin	5520 W M4	LANCASTER	Martha Conklin
6. Jerry Amaro	44520 15th ST EAST #1	LANCASTER 723-1797	Jerry Amaro
7. Debra Amaro	44520 15th ST EAST #1	LANCASTER 723-1797	Debra Amaro
8. Arleen Rodgers	1446 Indian Sage Rd	LANCASTER 940-8509	Arleen Rodgers
9. JAMES E BALASH	543 W AVE J10	LANCASTER 948-5620	James Balash
10. Deborah S Sulser	16233 Queenside	COVINA	Deborah S Sulser
1. CHARLES LENARD	16233 QUEENSDIE	COVINA	Charles Lenard
2. HARRY BROWN	43830 20th St E, #61	LANCASTER CA	Harry Brown
3. Norm Schoendoerfer	47078 Kings Canyon Rd	LANCASTER, CA	Norm Schoendoerfer
4. Annabelle Connor	3354 W AVE J-2	LANCASTER CA	Annabelle Connor
5. RICHARD BEESON	44509 LOWTREE	LANCASTER CA 93534	Richard Beeson
6. Beverly Morrison	2057 W AVE K-13	LANCASTER CA 93536	Beverly Morrison
7. Lila Van Treaca	2057 W AVE K-13	LANCASTER CA 93536	Lila Van Treaca
8. Jo Ann Hunt	437 W AVE J-10	LANCASTER CA 93534	Jo Ann Hunt
9. RUTH M DIKOSA	45131 N 20th St E	LANCASTER CA 93535	Ruth M Dikosa
10. Walter D Johnson	5520 W M-4	LANCASTER 93536, 722-0354	Walter D Johnson

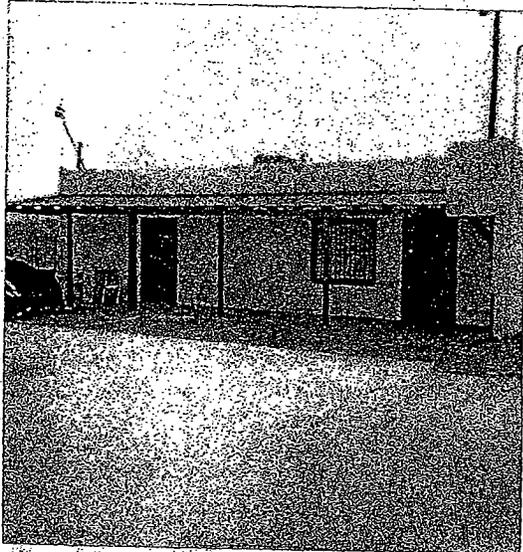
PETITION

This is a petition for people in favor of opening,
The Cactus Inn Bar & Grill, on 90th street West,
in Antelope Acres, California.

Anyone who would like to have The Cactus Inn
open for business, in Antelope Acres please sign
this petition, We need your help and support, to
get our doors open for your enjoyment.

Thank you for your help and support

name	address	phone#	signature
1. John Schrader	47242 9 th St.	728-0510	[Signature]
2. Penny Schrader	" "	728-0510	[Signature]
3. Kyle Aston	2421 Sierra Hwy	221-0639	[Signature]
4. Thomas Aston	2421 Sierra Hwy	221-0938	[Signature]
5. Briani Meyers	47553 92 St W	728-9711	[Signature]
6. Core McCawell	51875 Sagesbrush	992-1467	[Signature]
7. Chris Ray	47553 92 St	965-4908	[Signature]
8. Ken McCue	47363 91st St W.	728-0651	[Signature]
9. Lisa McCue	47363 91st Street W	728-0651	[Signature]
10. Bill Centepoid	8621 W Ave E12	728-9515	[Signature]
11. James Orient	47407 W 91st	940-3038	[Signature]
12. Gabriel Schreck	47407 W 91st	940-3038	[Signature]
13. Wilfred Schrader	47407 N 91st W.	940-3038	[Signature]
14. Mike Huettl	47407 N 91st W	940-3038	[Signature]
15. James Bejer	47422 W 92 St	728-9604	[Signature]
16. Jonathan Huel	25560 Fountain Glen Ct.	288-0396	[Signature]
17. Johanna Ochoa	25560 Fountain Glen Ct.	288-0396	[Signature]
18. Sharon Ochoa	25560 Fountain Glen Ct.	288-0396	[Signature]
19. Pedro Ochoa	25560 Fountain Glen Ct.	288-0396	[Signature]
20. Amelia Wichman	10330 Commerce	51-8069	[Signature]
21. Jeremiah Wichman	10330 Commerce	568-0178	[Signature]
22. Britanni Carlin	10538 Hillhaven	510-0169	[Signature]
23. GARY B. SCHENCK	506 W. J-4 Lane.	951-7235	[Signature]
24. Kelly Ray	492 Ash	262-3219	[Signature]
25. AMANDA CHAD HANSON	43535 K-4, LANCASTER	946-3343	[Signature]
26. Cheryl Crawford	4902 D 70th St. W. Lancaster	940-9938	[Signature]
27. DANNY APPLE	LANCASTER	728-0651	[Signature]
28. Daniel Hammer	15115 21st East LANCASTER	209-8791	[Signature]
29. John Hammer	7457 Citrine W Polanold	457-6746	[Signature]
30. Joey Ramirez	70th LANCASTER	361-8775	[Signature]



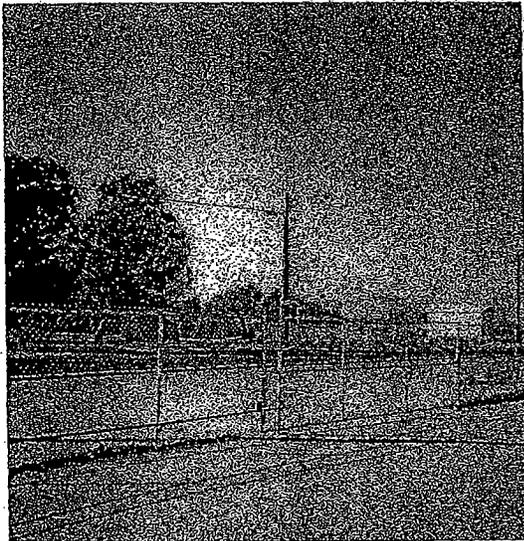
FRONT OF BLDG
FACING NORTH

1



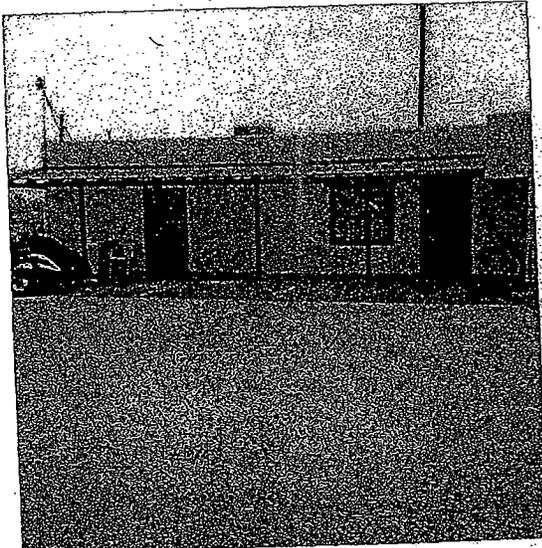
MAIN ENTRANCE
& FIXED WINDOW FRONT

3



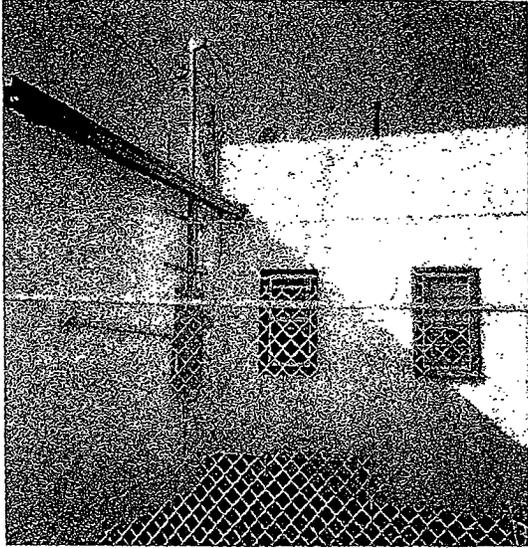
ENTRANCE FACING WEST
FROM BLDG "CATSO"

2

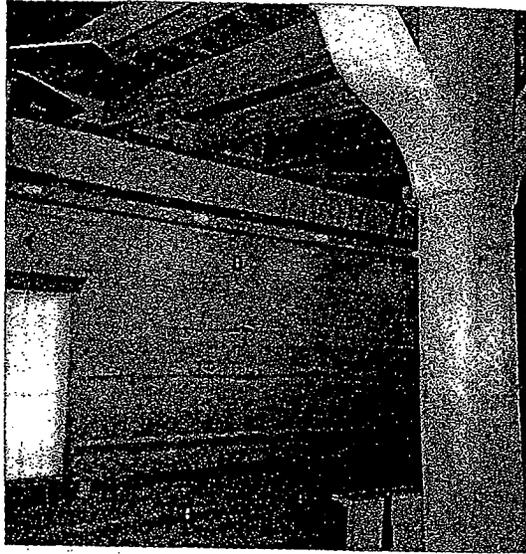


FRONT

2



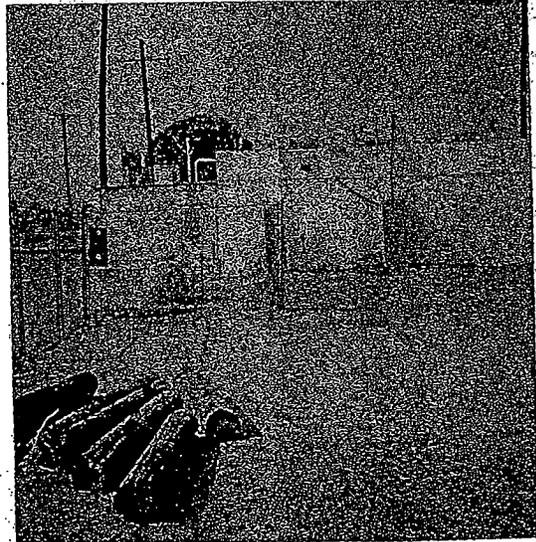
SOOTY SIDE SHOW 1/1
POWER BOX & BATHROOM WOODS



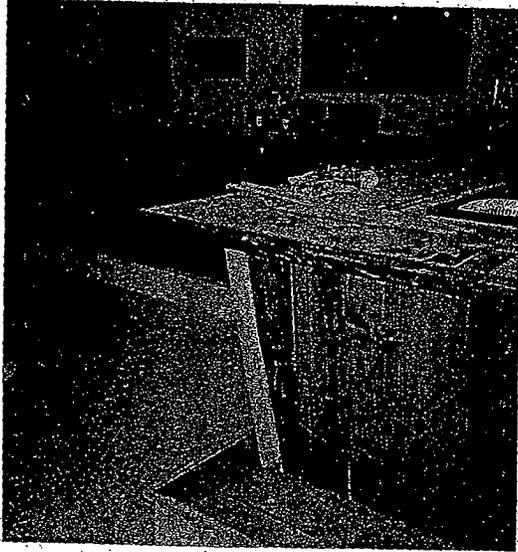
SHOWS PAWEEK ON WALLS
4



LOCATION OF NEW BAR
RESTAURANT & RESTROOMS 1



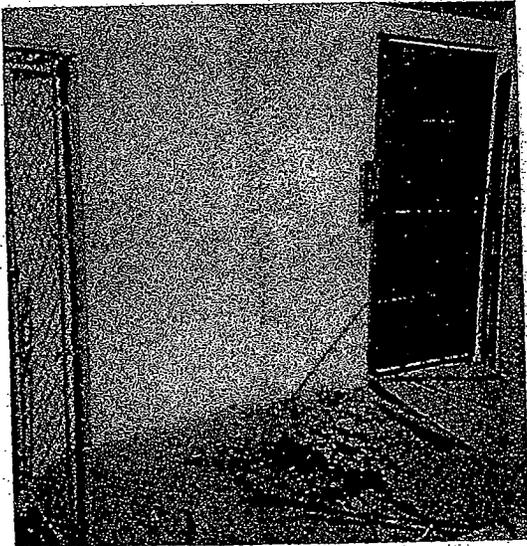
FACIAL WEST TALLS IS 4
EAST SIDE OF BLOW NOTS!
PROGRAMS POWER - WATER HEATER



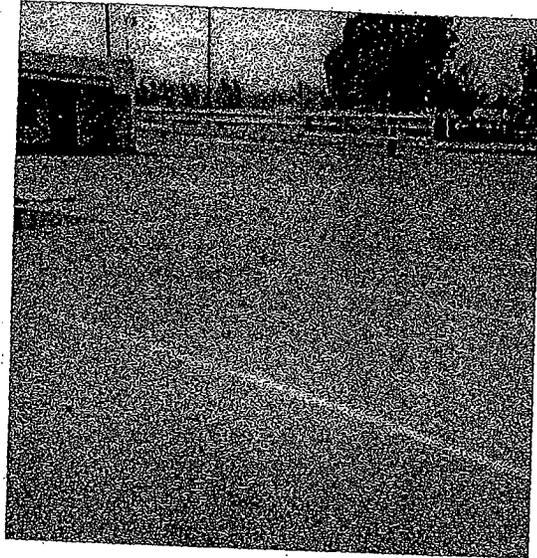
VIEW OF BAR STAYED
& PANOSWA 2



SOUTH SIDE OF BLDG 9



DOORWAY FOR
UNLOADING OF DELIVERIES 3



FAR NW LOT FAC W WEST
FROM FAR EAST OF LOT 1



Los Angeles County Department of Regional Planning
 320 West Temple Street
 Los Angeles, California 90012
 Telephone (213) 974-6443
PROJECT NUMBER R2008-00138(5)
CONDITIONAL USE PERMIT 200800014-(5)

PUBLIC HEARING DATE 3/04/09	AGENDA ITEM
RPC CONSENT DATE	CONTINUE TO

APPLICANT James Morales (Cactus Inn)	OWNER Mini Investments, LP	REPRESENTATIVE James Morales
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ENTITLEMENT REQUEST
 Conditional Use Permit to authorize the sale of alcoholic beverages (beer and wine) for on-site consumption located in the C-3 (Unlimited Commercial) Zone.

PROJECT DESCRIPTION
 There is an existing one-story commercial building measuring 1,630 square feet that the applicant proposes to use as a new restaurant and bar. There is no new construction proposed. There are 23 parking spaces provided in a parking lot measuring approximately 9,800 square feet. The rear portion of the lot contains an existing single-family residence measuring 1,400 square feet.

LOCATION/ADDRESS
 47904 90th St W., unincorporated Lancaster, CA 93536.

SITE DESCRIPTION
 The parcel is approximately 156 feet (western street frontage) by 635 feet depth. The western half portion of the parcel is located in the C-3 (Unlimited Commercial) Zone and the eastern half portion of the parcel is in the A-1-1 (Light Agricultural, Minimum 1 Acre Lot Size) Zone. The parcel is relatively flat.

ACCESS 90 th Street W.	ZONED DISTRICT Antelope Valley West
ASSESSORS PARCEL NUMBER 3220-018-004	COMMUNITY Antelope Valley
SIZE 2.35 Acres	COMMUNITY STANDARDS DISTRICT N/A

	EXISTING LAND USE	EXISTING ZONING
Project Site	Vacant Commercial, Residential	C-3 (Unlimited Commercial) and A-1-1 (Light Agricultural, Minimum 1 Acre Lot Size)
North	Residential	C-3 (Unlimited Commercial)
East	Residential	A-1-1 (Light Agricultural, Minimum 1 Acre Lot Size)
South	Vacant	R-3 (Limited Multiple Residence)
West	Residential	C-3 (Unlimited Commercial)

GENERAL PLAN Antelope Valley Areawide Plan	DESIGNATION N-1 (Non-Urban)	MAXIMUM DENSITY 1 unit per 2 acres max
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ENVIRONMENTAL DETERMINATION
 Class 1 Categorical Exemption – Existing Facilities

TO BE COMPLETED ONLY ON CASES TO BE HEARD BY THE BOARD OF SUPERVISORS

STAFF CONTACT PERSON: Maria Masis		
RPC HEARING DATE(S) 03/03/09	RPC ACTION DATE 03/03/09	RPC RECOMMENDATION Denial
MEMBERS VOTING AYE 4	MEMBERS VOTING NO 0	MEMBERS ABSTAINING 1 (absent)
STAFF RECOMMENDATION (PRIOR TO HEARING): None		
SPEAKERS* (O) 7 (F) 6	PETITIONS (O) 49 (F) 158	LETTERS (O) 16 (F) 7

*(O) = Opponents (F) = In Favor